

NOTICE OF PREPARATION

To: State Clearinghouse (SCH #2004062132)
Responsible Agencies
Trustee Agencies
Interested Parties

RECEIVED

FEB 04 2005

FOOTHILL ASSOC.

Subject: **REVISED** Notice of Preparation of a Draft Environmental Impact Report
Revised to eliminate the proposed Don Julio Roadway extension through project site.
Revisions are shown in ~~strikeout~~ and bold type.

Lead Agency: Placer County Planning Department
11414 "B" Avenue, Auburn, CA 95603
Contact: (530) 886-3000/Fax: (530) 886-3080
Email: ljlawren@placer.ca.gov

Project Title: Whisper Creek Subdivision (South and adjacent to PFE Road, west of Cook Riolo Road and east of Walerga Road)

Project Applicant: Towne Development of Sacramento, Inc.

The Placer County Planning Department will be the Lead Agency and will prepare an Environmental Impact Report for the project identified below. We need to know your views as to the scope and content of the environmental information which is germane to your interests or statutory responsibilities in connection with the proposed project. If you represent an agency, your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, vicinity map, project site plan, brief description of the probable environmental effects, project application, and Initial Study are contained in the attached materials.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than March 7, 2005.

Please send your response to Lori Lawrence, Placer County Planning Department by mail, fax or email to the address shown above. We request the name of a contact person for your agency.

Date: 2/11/05 Signature: Lori Lawrence
Title: Planning Technician

Reference: California Code of Regulations, Title 14 (CEQA Guidelines) Sections 15082(a), 15103, 15375

Whisper Creek Subdivision

REVISED

Notice of Preparation & Initial Study

Prepared For:



Placer County Planning Department
11414 B Avenue, Auburn, CA 95603
(530) 886-3000/FAX (530) 886-3080

June 2004

Revised February, 2005

Submitted by:



FOOTHILL ASSOCIATES

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Appendices

Appendix A – Initial Project Application and Major Subdivision Application

Appendix B – Environmental Assessment Questionnaire

Appendix C – Tentative Subdivision Map

1.0 NOTICE OF PREPARATION INFORMATION SHEET - REVISED

PROJECT TITLE:

Whisper Creek Subdivision (EIAQ # 3799)

PROJECT LOCATION:

Placer County, on the south side of PFE Road, between Walerga Road and Cook-Riolo Road, immediately north of the Sacramento/Placer County line.

LEAD AGENCY AND ADDRESS:

Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

CONTACT PERSON:

Gina Langford, Principal Planner
Placer County Planning Department
Phone # (530) 886-3000

PROJECT DESCRIPTION: *REVISED TO ELIMINATE THE PROPOSED DON JULIO ROADWAY EXTENSION THROUGH PROJECT SITE.*

Rezone of 60.6± acres and approval of a Tentative Subdivision Map for development of a 104 lot single-family residential subdivision with eight open space lots and one recreation lot, including attendant features of streets and utilities.

PROJECT APPLICANT:

Towne Development of Sacramento, Inc.
775 Sunrise Avenue, Suite 270
Roseville, CA 95661
Phone: 916-782-2424

DECLARATION:

The Placer County Planning Department has determined that the above project may have a significant effect on the environment and therefore requires the preparation of an environmental impact report (EIR). The determination is based on the attached initial study and the following findings:

- a) The project may degrade environmental quality, substantially reduce habitat, cause a wildlife population to drop below self-sustaining levels, reduce the number or restrict the range of special-status species, or eliminate important examples of California history or prehistory and/or;
- b) The project has the potential to achieve short-term, to the disadvantage of long-term, environmental goals, and/or;
- c) The project may have impacts that are individually limited, but cumulatively considerable and/or;
- d) The project may have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, and/or;

e) Evidence exists that the project will have a negative or adverse effect on the environment.

Written comments shall be submitted no later than 30 days from the posting date.

Submit comments regarding this NOP to:

Gina Langford
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Or by e-mail to:

planning@placer.ca.gov

2.0 INTRODUCTION

2.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study that provides notification of preparation of an Environmental Impact Report (EIR) for the Whisper Creek Subdivision project. This Notice of Preparation (NOP) has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State CEQA Guidelines, 14 California Code of Regulations (CCR) Section 15000 et seq.

An Initial Study is conducted by a Lead Agency to determine if a project may have a significant effect on the environment (CEQA Guidelines Section 15063). An EIR must be prepared if an Initial Study indicates that the proposed project under review may have a significant impact on the environment. A Negative Declaration may be prepared instead, if the Lead Agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and therefore does not require the preparation of an EIR. According to CEQA Guidelines Section 15064, an EIR shall be prepared for a project subject to CEQA when the Initial Study indicates there is substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment.

2.2 LEAD AGENCY

The Lead Agency is the public agency that has the principal responsibility for carrying out or approving a proposed project. CEQA Guidelines Section 15051 states that if a project will be carried out by a non-governmental person or entity, then the Lead Agency shall be the public agency with the greatest responsibility for supervising or approving the project as a whole. Placer County is responsible for reviewing and approving this development and is therefore the Lead Agency for the project.

2.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this Initial Study is to determine if the proposed Whisper Creek Subdivision project may have a potentially significant impact on the environment.

This document is divided into the following sections:

1.0 Notice of Determination Information Sheet - project location, description summary and contacts.

2.0 Introduction - provides an introduction and describes the purpose and organization of this document.

3.0 Project Description - provides a detailed description of the proposed project including the location of the project and applicable project figures and maps.

4.0 Initial Study of Environmental Setting, Environmental Impacts, and Determination - describes the environmental setting for each of the environmental subject areas, and evaluates a range of impacts in response to the environmental checklist. Impacts are classified as "no impact", "less

than significant", "potentially significant unless mitigation is incorporated", or "potentially significant".

5.0 Report Preparation and References - identifies a list of staff and consultants responsible for preparation of this document. This section also identifies the references used in preparation of the Initial Study.

Appendix A – Initial Project Application and Major Subdivision Application

Appendix B – Environmental Impact Assessment Questionnaire (EIAQ #3799)

Appendix C – Tentative Subdivision Map

2.4 TERMINOLOGY USED IN THIS DOCUMENT

The Environmental Checklist in this document utilizes the following terminology to describe the various levels of significance associated with project related impacts:

Potentially Significant Impact: An impact that may have a "substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project" (CEQA Guidelines Section 15382); the existence of a potentially significant impact requires the preparation of an EIR with respect to such an impact;

Less Than Significant With Mitigation Incorporated: An impact that could be mitigated to a level of less than significant with the addition of mitigation measures;

Less Than Significant Impact: An impact which is less than significant and does not require the implementation of mitigation measures; and

No Impact: Utilized for checklist items where the project will not have any impact and does not require the implementation of mitigation measures.

2.5 ADDITIONAL INFORMATION AND COMMENTING ON THIS NOTICE OF PREPARATION

In order to obtain additional information regarding this project, review studies or reports referenced in this report or comment on this document, please contact or send correspondence to:

Gina Langford
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Or by e-mail to:

planning@placer.ca.gov

3.0 PROJECT DESCRIPTION - REVISED (SEE ACCESS AND CIRCULATION)

3.1 PROJECT LOCATION

The 60 +/- acre proposed project is located in southwestern Placer County. The project is positioned south and adjacent to PFE Road, west of Cook-Riolo Road and east of Walerga Road. The project site is bound on the south by the Placer/Sacramento County line.

3.2 SURROUNDING LAND USES AND SETTING

The project site is located in the Dry Creek West Placer Community Plan Area. The Dry Creek West Placer Community Plan land use designation for the project site and surrounding area is primarily low density residential. The existing surrounding land uses include medium density single family homes on the south, rural residences and vacant land on the immediate west with the Sabre City mobile home park farther west, PFE Road to the north, and rural residences to the east. The project site is approximately U shaped. Existing parcels containing residential units and accessory structures are situated in a middle area that is not a part of the project.

3.3 PROJECT SITE

The project site consists of gently rolling terrain with elevations of 110 to 140 feet above sea level. The western portion of the site consists of non-native annual grassland, willow scrub riparian habitat, and ephemeral swales and drainages. The center portion of the site consists of non-native annual grasses, a seasonal wetland swale and scattered trees. The eastern portion of the site has an existing house, non-native grassland, an abandoned almond orchard, and a seasonal wetland swale. Scattered trees on the site include blue gum and blue oak, with riparian plants including willow species and Fremont cottonwoods present in the western portion of the project site.

Soils on the site have been identified in the Soil Survey of Placer County, California, Western Part as (146) Fiddymment loam, 1 to 8 percent slopes, (147) Fiddymment-Kaseberg loams, 2 to 9 percent slopes, and (194) Xerofluvents, frequently flooded (U.S. Department of Agriculture, Soil Conservation Service 1980). There are 3.69 acres of wetland features on the site which consist primarily of intermittent, ephemeral and seasonal swales and drainages. These features run east to west and also south to north on the site. Some of the features are significantly influenced by storm water runoff from urban development located south of the site. The site is located within the Dry Creek watershed and the drainage within the wetland features on the site flows northerly towards Dry Creek, which is located approximately 1/2 mile north of the site.

3.4 BACKGROUND

The project is within the Dry Creek West Placer Community Plan area. The Dry Creek West Placer Community was adopted by the Placer County Board of Supervisors on May 14, 1990. The Community Plan includes goals and policies pertaining to population and housing, land use, public services including flood control, parks and recreation, open space, cultural resources, and transportation and circulation. The primary land use designation for the area south and east of Dry Creek, including the project site, is low density residential. This land use designation is assigned to assist in meeting the Community Plan's population and housing goal to "provide housing to meet future needs...anticipated within the plan area while ensuring consistency with existing land uses". Additional general community goals outlined in the Community Plan include:

- Provide an efficient, safe and diverse transportation/circulation system;
- Ensure that the community and downstream communities are protected against flooding, excessive storm-water run-off, and other natural hazards;
- Protect and enhance the character of the plan area in ways that are compatible with the physical and natural features present in the community, and
- Locate development in areas where urban services are readily available or can be made available in a timely fashion.

3.5 DESCRIPTION OF PROJECT - REVISED

The applicant proposes to develop a 104-lot residential subdivision on Assessors Parcel Nos. 023-260-002, -006, -007 & 017. The project involves the subdivision of 60.6 +/- acres into 104 single family residential lots, 8 open space parcels, 1 recreational lot and 1 private street lot. A total of 43.6 acres is proposed for residential development, streets and associated infrastructure, 15.0 acres for open space and 1.97 acres will be dedicated to recreational uses.

The 104 residential lots range in size from 10,835 square feet to 27,297 square feet. The average lot size is 13,876 square feet. Approximately one-half of the lots (54) are between 12,000 and 13,000 square feet in size.

A portion of existing wetlands areas situated on the project site are proposed to be preserved within areas designated as open space Lots B, D, G, I and J on the proposed Tentative Subdivision Map and are proposed to be separate legal parcels to be owned and maintained by a Homeowners Association (and in some cases Placer County). Bicycle paths are planned to be routed through open space lots A, B, D, and G. A tot lot is proposed to be located on open space lot H and Lot F, identified as a recreation lot, is proposed to include a picnic area and horseshoe pits. Two streets will access the project site from PFE Road.

Required Project Approvals - Revised

The project will require approval of a tentative subdivision map and a zoning change. The site is currently zoned R-1-A-B-20 which permits up to 98 units to be built on the site. The proposed zoning is R-1-A-B-20-PD. A Planned Development (PD) is planned to allow for a more creative and flexible use of the project site. For the purposes of the PD designation, the net buildable area is 56.5 acres. Based on a net buildable area of 56.5 acres and the PD designation for the base zoning which allows 2 units per acre, up to 113 units are allowed to be constructed on the site. The actual number of units proposed is 104 units which is a 9% increase in the number of units allowed over the base zoning.

Placer County proposes to eliminate the proposed Don Julio Roadway extension between the Placer/Sacramento County line to PFE Road from the Community Plan. This roadway is currently included in the Dry Creek/West Placer Community Plan. The County proposes an amendment to the Community Plan to remove this section of roadway from the future planned circulation system. This proposed roadway is not necessary to serve the Whisper Creek Subdivision.

Public Facilities and Services

Fire and life safety services are proposed to be provided by Station 100 of the Placer County Fire Department, Dry Creek Battalion, in cooperation with the California Department of Forestry and Fire Protection. The project site is situated within the Dry Creek Unified and Roseville High School District and school services are expected to be provided by these respective school districts. The project will likely be required to annex to an existing Community Service Area for parks and the Placer County Parks

Department will provide park services to the project area, in part with a proposed Community Park located on Walerga Road, south of Dry Creek.

Access and Circulation - Revised

The project site would be served by an internal road system that provides access to the existing Placer County road network. The internal circulation system will also provide access and circulation for pedestrians and bicycles. A bicycle path is proposed to continue from Don Julio Boulevard in Sacramento County along an existing 100' SMUD easement north to PFE Road. A second internal bicycle path is proposed to connect to the bicycle path in open space lot B and run in a northwesterly direction through open space lot D and G. Primary access to the site will be from two connections to PFE Road. Internal streets are proposed to have a typical 42-foot wide section which will include two 14-foot wide driving lanes, two 3-foot concrete curb and gutters, a 4-foot planter strip and a 4-foot concrete sidewalk on one side. Improvements to PFE Road fronting the project site will be included in the project.

Placer County proposes to eliminate the proposed Don Julio Roadway extension between the Placer/Sacramento County line to PFE Road from the Community Plan. This roadway is currently included in the Dry Creek/West Placer Community Plan. The County proposes an amendment to the Community Plan to remove this section of roadway from the future planned circulation system. This proposed roadway is not necessary to serve the Whisper Creek Subdivision.

The removal of this roadway from the Dry Creek/West Placer Community Plan will reduce the amount of future traffic increases from the Antelope area that uses PFE Road between Cook Riolo Road and Walerga Road. One of the intents of this is to move through traffic to regional through routes such as Walerga Road and Antelope North Road. Removal of this roadway connection is consistent with recent actions taken by Sacramento County to remove funding for this roadway from the 2003-2004 Antelope Public Facilities Financing Plan.

Sanitary Sewer

Sanitary Sewer service is proposed to be provided to the project by Placer County Special Districts, through the Roseville Regional Sewer Facilities District. Eight-inch sanitary sewer lines are planned to be routed through the project's site internal road network. In order to connect to sanitary sewer service it will be necessary to annex to the existing sewer district and reimburse the Dry Creek Community Facilities District (CFD) for its share of infrastructure costs. It will also be necessary to connect to and/or construct certain off-site infrastructure improvements. Proposed off-site improvements include extending a proposed 8-inch sanitary sewer from the western portion of the project site west along PFE Road to an existing sewer main within the Morgan Creek project. A proposed 8-inch sanitary sewer line on the eastern portion of the project site will connect to a proposed sewer line in PFE road that will be constructed by others to serve the proposed Willow Park subdivision immediately to the east of the Whisper Creek project.

Water

The project will be served by Cal-American Water, a private water service provider. Cal-American contracts with the Placer County Water Agency (PCWA) for reliable sources of potable water. Water lines for the proposed project will be routed along the proposed internal street network and will connect to and extend along its frontage an existing 16-inch water line that runs east from Pinchurst Drive to Morgan Creek's eastern boundary along PFE Road.

3.6 PROJECT PURPOSE AND OBJECTIVES

The purpose of the project is to provide low density single-family residential housing for Placer County's growing population which is estimated by the California Department of Finance to increase over 60% between 2000 and 2020.

The objectives of the proposed project include the following:

1. Increase housing supply in Western Placer County;
2. Design a residential development that is consistent with the land use designations of the Placer County General Plan and Dry Creek-West Placer Community Plan;
3. Preserve significant on-site natural resources including wetlands through project design; and
4. Finance and construct infrastructure improvements including roadway, sewer service, and water service necessary to support development of the project.

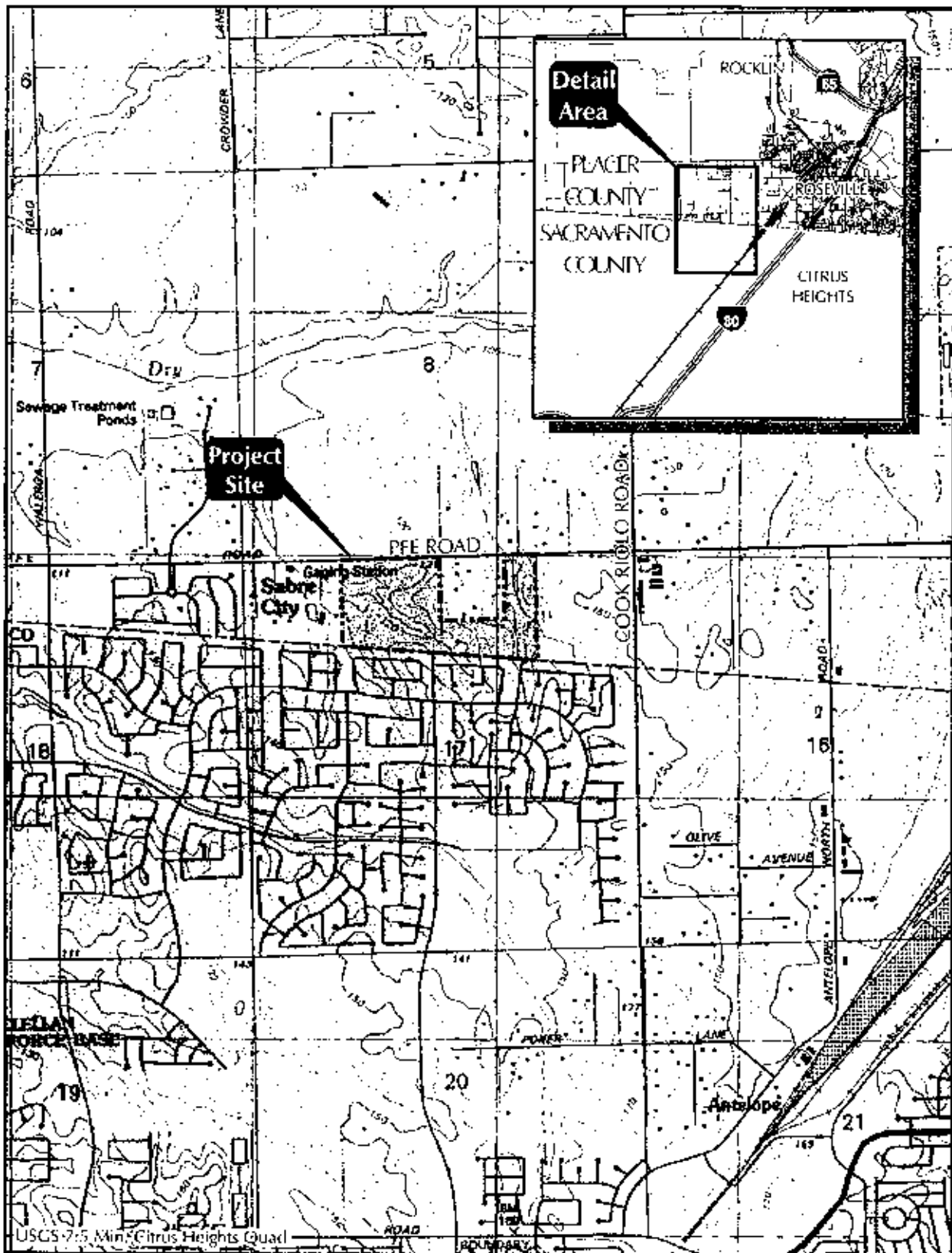
3.7 PROJECT CONSTRUCTION

The project may be developed in multiple phases.

3.8 OTHER PROJECT APPROVALS

In addition to the approvals required by Placer County, the project may require approvals from the following state and federal agencies:

U. S. Army Corps of Engineers - Section 404 Clean Water Act permit
U.S. Fish and Wildlife Service – Section 7 consultation
Federal Emergency Management Agency – Letter of Map Revision
California Regional Water Quality Control Board – Section 401 Water Quality Certification
California Department of Fish and Game - Streambed Alteration Agreement



SITE AND VICINITY

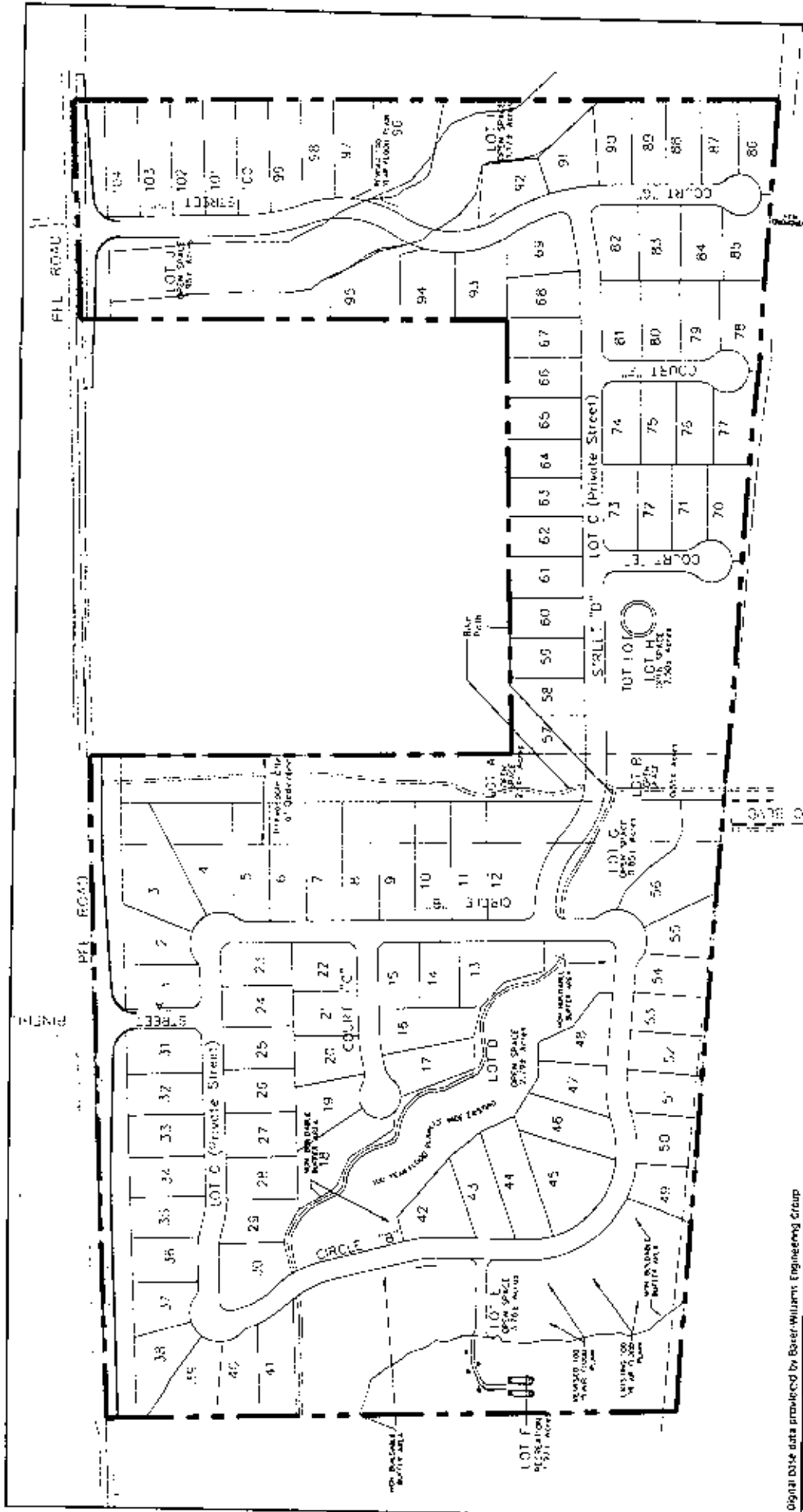
FOOTHILL ASSOCIATES
LANDSCAPE ARCHITECTS & PLANNERS
10000 N. 10TH AVENUE, SUITE 100
DENVER, CO 80231



0 1000 2000
SCALE IN FEET

Drawn By: FVW
Date: 06/28/04

FIGURE 1



Original data produced by Baser Williams Engineering Group

PROPOSED DEVELOPMENT

FOOTHILL ASSOCIATES
 INTERIOR DESIGN • PLANNING
 LANDSCAPE ARCHITECTURE



SCALE IN FEET



FIGURE 2

4.0 INITIAL STUDY

In accordance with the policies of the Placer County Board of Supervisors regarding implementation of the California Environmental Quality Act, this document constitutes the Initial Study on the proposed project. This Initial Study provides the basis for the determination whether the project may have a significant effect on the environment. If it is determined that the project may have a significant effect on the environment, an Environmental Impact Report will be prepared which focuses on the areas of concern identified by this Initial Study.

BACKGROUND

TITLE OF PROJECT: Whisper Creek Subdivision (EIAQ-3799)

EVALUATION OF ENVIRONMENTAL IMPACTS:

- A. A brief explanation is required for all answers except "No Impact" answers.
- B. "Less than Significant Impact" applies where the project's impacts are negligible and do not require any mitigation to reduce impacts.
- C. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from Section IV, EARLIER ANALYSES, may be cross-referenced).
- D. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- E. All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA, Section 15063 (a) (1)].
- F. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [Section 15063(c)(3)(D)]. Earlier analyses are discussed in Section IV at the end of the checklist.
- G. References to information sources for potential impacts (e.g., general plans/community plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached, and other sources used, or individuals contacted, should be cited in the discussion.

4.1 LAND USE PLANNING

Would the proposal:

Environmental Issues

	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
a. Conflict with general plan/community plan/specific plan designation(s) or zoning, or policies contained within such plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with applicable environmental plans or policies adopted by responsible agencies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be incompatible with existing land uses in the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Affect agricultural and timber resources or operations (e.g., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potential Impacts and Planned EIR Analysis

The proposed project will locate 104 single-family homes on 60 acres of currently undeveloped land. Probable environmental impacts include compatibility with surrounding land uses comprised primarily of agricultural, rural, and suburban development.

The Dry Creek/West Placer Community Plan includes a future extension of Don Julio Boulevard from the Sacramento County line to PFE Road. The proposed alignment runs south to north through this project site. The applicant is not proposing to construct this connector, although the project includes an Irrevocable Offer of Dedication (I.O.D.) of land to Placer County for a right of way that could accommodate the future extension of Don Julio Boulevard. The I.O.D. area corresponds to the planned alignment of Don Julio Boulevard depicted in the Dry Creek/West Placer Community Plan. Not extending Don Julio Boulevard is in conflict with the Community Plan, which is a potentially significant land use impact. However, the applicant may be able to meet the intent of the Community Plan through alternative mitigation. Placer County proposes to eliminate the proposed Don Julio Roadway future extension between the Placer/Sacramento County line to PFE Road from the Community Plan. The County proposes an amendment to the Community Plan to remove this section of roadway from the future planned circulation system. This proposed roadway is not necessary to serve the Whisper Creek Subdivision.

The removal of this roadway from the Dry Creek/West Placer Community Plan is expected to reduce the amount of traffic from the Antelope area that uses PFE Road between Cook Riolo Road and Walerga Road. One of the intents of the Plan amendment is to move through traffic to regional through routes such as Walerga Road and Antelope North Road. Removal of this roadway connection is consistent with recent actions taken by Sacramento County to remove funding for this roadway from the 2003-2004 Antelope Public Facilities Financing Plan.

The Dry Creek/West Placer Community Plan includes alignments for future bikeways and trails which run through the proposed project site. The project's proposed bike trails will be evaluated for consistency and compatibility with the Community Plan's proposed bikeways.

The land use planning section of the EIR will include a description of the existing environment including existing and proposed land uses and will identify and summarize applicable goals and policies of the Placer County General Plan and the Dry Creek West Placer Community Plan. This section of the EIR will describe any potential conflicts with the Placer County General Plan and the Dry Creek West Placer Community Plan and will address potential inconsistencies with applicable plans and policies of trustee and responsible agencies. Additionally, the proposed project's land use will be reviewed to assess the compatibility of the project with surrounding land uses.

4.2 POPULATION AND HOUSING

Would the proposal:

Environmental Issues

	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
a. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Displace existing housing, especially affordable housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potential Impacts and Planned EIR Analysis

The project is expected to have a less than significant impact relative to population projections and substantial growth inducement. This section of the EIR will discuss the project's impact on regional and local population projections and the project's direct and indirect growth inducing impacts.

4.3 GEOLOGIC PROBLEMS

Would the proposal result in or expose people to potential impacts involving:

Environmental Issues

	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
--	-----------	------------------------------	--	--------------------------------

- | | | | | | |
|----|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. | Unstable earth conditions or changes in geologic substructures? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. | Significant disruptions, displacements, compaction or overcrowding of the soil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. | Substantial change in topography or ground surface relief features? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. | The destruction, covering or modification of any unique geologic or physical features? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. | Any significant increase in wind or water erosion of soils, either on or off the site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. | Changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. | Exposure of people or property to geologic and geomorphological (i.e. avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Potential Impacts and Planned EIR Analysis

Development of the site will require significant grading associated with construction of building pads, roads, driveways, parking areas, and installation of drainage infrastructure, sewer and water lines, and other utilities. Build-out of the site will result in the disturbance of approximately 45 acres (of a total of approximately 61 acres) and, according to the applicant, the creation of impervious surfaces over approximately 55% of the site. Soil disturbance during construction will increase the risk of wind and water erosion of soils. Natural drainages run through the project site, including tributaries to Dry Creek. Any significant erosion and release of turbid runoff from the site could result in siltation of the associated 100-year flood plains, reducing their capacity to carry storm flows during significant events. Therefore, the project could have a number of significant impacts, unless appropriate mitigation is proposed.

A preliminary geotechnical and soils analysis has been prepared for the project. The analysis indicates that the site contains expansive soils which could result in differential settling that could damage structures and other site improvements. Without proper mitigation, including appropriate engineering design and construction methods, this would be a significant impact.

In addition to describing the project site's geologic setting, this section of the EIR will discuss project-related impacts to soil resources. As identified in this Initial Study, grading and alteration of the ground surface associated with development of the project may result in or expose people to potential impacts due to unstable earth conditions, changes in geologic substructures, disruptions and changes in topography and may result in an increase in the potential for wind and water erosion, changes in deposition and or siltation which may affect Dry Creek and potentially expose people or structures to geologic hazards. This section of the EIR will include proposed mitigation measures for significant impacts. The existing geotechnical investigation will be utilized to identify existing geologic characteristics of the project site. A

review of this study will be performed to determine its adequacy in providing sufficient information, including field reconnaissance, sub-surface investigation, and laboratory analysis, to make appropriate conclusions concerning the site conditions and the site's ability to support the proposed improvements. This review will include the report's adequacy in addressing soil erosion issues arising from the project's construction and its compliance with the requirements of the Placer County Grading, Erosion and Sediment Control Ordinance. The soils investigation may need to be revised during the EIR process to reflect final land development plans and to address the results of additional field testing (if needed) to evaluate soils and geologic properties. The EIR will also include a review of preliminary grading plans to be provided by the project applicant. The grading plans shall be prepared in conformance with both the Placer County Environmental Review Ordinance and the Grading, Erosion and Sediment Control Ordinance.

4.4 WATER

Would the proposal result in:

Environmental Issues

	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of people or property to water related hazards such as flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Discharge into surface waters or other alterations of surface water quality (e.g., temperature, dissolved oxygen, or turbidity)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Changes in currents, or the course or direction of water movements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Change in the quantity of groundwater, either through direct additions of withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Altered direction or rate of flow of groundwater?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Impacts to groundwater quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Substantial reduction in the amount of groundwater otherwise available for public water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Impacts to the watershed of important surface water resources, including but not limited to, Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potential Impacts and Planned EIR Analysis

The applicant proposes to develop a 104-lot subdivision on APN 023-260-002, -006, -007 & 017. Development of the project will require construction of on-site roadways, drainage infrastructure, extension of sewer and other utilities. Build-out of the site would result in the disturbance of approximately 45 acres (of a total of approximately 61 acres) and.

according to applicant, the creation of impervious surfaces over approximately 55% of the site.

The increase in impervious surface caused by development of this project will increase the peak flow and overall volume of runoff flow discharging from the site during a storm event. A 1992 study of the Dry Creek watershed identified regional drainage deficiencies, flooding and water quality issues, and provided recommendations on mitigating impacts from new development. Based on the findings of the study, it appears that mitigations available for peak flow and volume reductions in other areas of the County may not be possible in this location. Existing drainage crossings of PFE Road and adjacent driveways have not been analyzed to determine what effect, if any, development of the project may have on them. Any significant erosion could result in siltation of the associated 100-year flood plains, which are considered to be a critical resource, reducing the capacity to carry storm flows during significant events. Any impact this project may have on the 100-year flood plain elevation of the tributaries to Dry Creek is expected to be significant.

Disturbance during construction will increase the risk of wind and water erosion of soils. It is expected that stormwater pollutants typically generated from roadways and single family residences (such as, but not limited to oils, greases, pesticides and herbicides) will be present upon development of the project. Natural drainages run through the project site, including tributaries to Dry Creek, reducing the buffer between developed property and the natural drainage in the area. This will reduce the ability for such stormwater pollutants to be removed/treated prior to discharge into the natural drainages. For these reasons, the project could have significant impacts on water quality in Dry Creek without appropriate mitigation in place.

This section of the EIR will include a description of the existing hydrologic setting for the project site. The site's hydrology will be examined and analyzed. An existing drainage analysis will be peer reviewed to verify the accuracy of data and calculations regarding peak flows, volume, impacts on 100-year water surface elevations and floodplain limits, and project related increases in surface runoff. The drainage analysis will also be reviewed for consistency with the findings and recommendations of the April 1992 study for the Dry Creek Watershed (PCFC & WCD and SCWA Final Report, Dry Creek Watershed Flood Control Plan). Peer Review Comments will be provided for review by Placer County and inclusion into the Water/Hydrology section of the EIR.

Master Drainage Plan and study:

The project applicant has provided a preliminary drainage report for the project. This report will be reviewed for adequacy and compliance with the standards and requirements of the Placer County Stormwater Management Manual (SWMM) and Land Development Manual (LDM). To the extent possible, the applicant's preliminary drainage report will be used in the preparation of a "Preliminary Master Drainage Plan" as part of the EIR to fully evaluate potential drainage impacts. The "Preliminary Master Drainage Plan" and additional analysis will be the basis of the Water/Hydrology/Water Quality section of the EIR and will include discussion of the project's impact on the 100 year flood plain and to water quality in the tributaries to Dry Creek. Impacts to adjacent property will be addressed. Evaluation of potential impacts will include evaluation of post-development peak flows in comparison to pre-development levels for the 2- through 100-year storm events. The drainage study will include an assessment of the project's potential to aggravate flooding downstream of the project site including potential increases in peak runoff discharge to Dry Creek, County's right-of-way and drainage facilities (bridges, culverts, and detention facilities). The analysis will evaluate the project's compliance with Placer County's SWMM and LDM.

Mitigation measures will be identified that address potentially significant impacts to hydrology and water quality and will identify any additional mitigation measures required that at a minimum include appropriate Placer County Sample Conditions typically identified as mitigation measures for similar projects.

Specifically, the analysis will address:

Hydrology:

The project is within the Dry Creek watershed and is subject to the criteria of the Dry Creek Master Plan. The area this project falls within is the lower Dry Creek Watershed which is not required to construct onsite detention, but is required to pay a fee towards regional detention improvements. Hydrology for the Billy Mitchell tributary through Morgan Creek

Master Plan study (HEC-1 files) would be modified per the proposed project. Impact to flow rates will be quantified.

Hydraulics:

The existing HEC-RAS analysis of the extension of the Billy Mitchell tributary would be checked for the pre-project and post-project conditions against the project topography and grading plans. Flowrates developed in the hydrology analysis would be utilized. Differences in the computed results between the pre-project and post-project analysis will be compared. Information from the Mead & Hunt analysis of the Westerly Billy Mitchell tributary would be verified and utilized also.

Storm Drain Analysis:

A preliminary analysis of the proposed Storm drainage system will be provided including optimized pipe size data per the Placer County requirements. Capacity at downstream connection points will be verified.

Stormwater Quality:

The EIR will provide a summary of the Phase II National Pollutant Discharge Elimination System (NPDES) Best Management Practice (BMP) measures which may be applicable to the project and indicate probable locations for the improvements. Preliminary sizing parameters will be provided if applicable. Both long and short term impacts to water quality will be evaluated with a discussion of erosion, sedimentation and urban type contaminant impacts. Analysis will include both qualitative and quantitative analysis of the performance of water quality mitigations. The discussion of NPDES will include the incorporation of as many pollution prevention BMPs as is feasible for the project for both stormwater and non-stormwater discharges. The identification of BMPs for water quality impacts will be consistent with the California Stormwater Quality Association's California Stormwater BMP Handbook and the Regional Water Quality Control Board standards and guidelines.

The information contained in the Preliminary Master Drainage plan and analysis as described above will form the basis of the Water/Hydrology/Water Quality section of the EIR.

4.5 AIR QUALITY

Would the proposal:					
Environmental Issues		No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
a.	Violate any air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Expose sensitive receptors to pollutants?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Have the potential to increase localized carbon monoxide levels at nearby intersections in exceedance of adopted standards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	Create objectionable odors?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential Impacts and Planned EIR Analysis					
This project is located in the Sacramento Valley Air Basin portion of Placer County. This area is non-attainment for both the state and federal ozone standards and is non-attainment for the state particulate matter standards. Based on the					

proposal, this project will result in potentially significant short-term construction impacts and contribute substantially to long-term cumulative air quality impacts. An air quality analysis utilizing the Urbemis software program will be conducted to quantify the project's construction related and operational emissions.

The short-term construction emissions will result primarily from diesel-powered construction equipment, trucks hauling building supplies and construction employee vehicle trips. Daily construction emissions are expected to exceed the Placer County Air Pollution Control District's (PCAPCD) significance thresholds unless the mitigation measures below are implemented. The applicant can propose other measures that achieve the same emission reductions.

The long-term emissions related to the project would result primarily from vehicle exhaust, landscape maintenance equipment and heating and air conditioning emissions. The proposed project's long-term operational emissions would be expected to exceed the Air District's significant thresholds. In addition, the project will contribute to significant cumulative air quality impacts occurring within Placer County.

The Air District has identified mitigation measures that should be implemented by the project to ensure the project's short-term and long-term air quality impacts and contribution to cumulative air impacts will remain below the significant level.

Mitigation Measures:

Construction

1. The applicant shall submit to the District and receive approval of a Construction Emission / Dust Control Plan prior to groundbreaking.
2. Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.
3. The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.
4. An enforcement plan shall be established to weekly evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 - 2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours.
5. The project shall provide a plan for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 30 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.
6. No open burning of removed vegetation during infrastructure improvements. Vegetative material should be chipped or delivered to waste to energy facilities.
7. Construction contracts shall include language that prohibits the use of all pre 1996 heavy-duty off-road diesel equipment on forecast Spare the Air days.
8. Clean earth moving construction equipment with water once per day.
9. Spread soil binders on unpaved roads and employee/equipment parking areas.
10. Apply approved chemical soil stabilizers according to manufacturers' specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
11. Employ construction activity management techniques, such as: extending the construction period outside the ozone

season of May through October; reducing the number of pieces used simultaneously; increasing the distance between emission sources; reducing or changing the hours of construction; and scheduling activity during off-peak hours.

12. Wet broom or wash streets daily if silt is carried over to adjacent public thoroughfares.
13. Traffic speeds on all unpaved surfaces shall not exceed 15 miles per hour.
14. Install wheel washers or wash all trucks and equipment leaving the site.
15. Suspend all grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour and dust is impacting adjacent properties.
16. Minimize idling time to 5 minutes.
17. Use low sulfur fuel for stationary construction equipment
18. An operational water truck shall be onsite at all times. Apply water to control dust as needed to prevent dust impacts offsite
19. Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators.
20. Use low emission on-site stationary equipment.
21. Develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service.
22. Develop trip reduction plan to achieve 1.5 AVR for construction employees.

Operational

23. Landscape with native drought-resistant species (plants, trees and bushes) to reduce the demand for gas powered landscape maintenance equipment.
24. Use of low VOC coatings per District Rule 218 Architectural Coatings.
25. Introduce efficient heating and other appliances, such as water heaters, cooking equipment, refrigerators, furnaces and boiler units.
26. Use devices that minimize the combustion of fossil fuels.
27. Install low nitrogen oxide (NOx) hot water heaters.
28. Prohibit gas powered landscape maintenance equipment within the development.
29. Require landscape maintenance companies use battery powered or electric equipment.
30. Create / increase buffer zones between a sensitive receptor and pollution source.
31. The project shall install Class 2 bicycle lanes.
32. Only U.S. EPA Phase II certified wood-burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed 7.5 grams per hour.
33. The project shall implement an offsite mitigation program, coordinated through the District, to offset the project's long-term ozone precursor emissions.

In lieu of each individual project implementing the own offsite mitigation program, the applicant can choose to pay an equivalent amount of money into the PCAPCD's Air Quality Mitigation Fund. The District provides monetary incentives to sources of air pollutant emissions within the projects general vicinities that are not required by law to reduce their emissions. Therefore, the emission reductions are real, quantifiable and implement provisions of the 1994 State Implementation Plan. The offsite mitigation program has been implemented by a number of projects in Placer County and is considered a feasible mitigation measure for this project to implement.

The DEIR will provide data regarding the project's potential adverse impacts to air quality including its anticipated addition of criteria pollutants. The DEIR will identify potential significance thresholds provided by the PCAPCD and will evaluate the effectiveness of the above listed standard air quality mitigation measures.

4.6 TRANSPORTATION/CIRCULATION

Would the proposal result in:				
Environmental Issues				
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
a. Increased vehicle trips or traffic congestion?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Inadequate emergency access or access to nearby uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Insufficient parking capacity on-site or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Rail, waterborne, or air traffic impacts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potential Impacts and Planned EIR Analysis

The proposed subdivision would increase the number of vehicle trips in the Dry Creek/West Placer area. The Dry Creek/West Placer Community Plan EIR identifies increased traffic volumes as a significant and unavoidable impact. For these reasons, this project may result in potentially significant transportation impacts.

The Dry Creek/West Placer Community Plan includes alignments for future bikeways and trails which run through the proposed project site. The project's proposed bikeways could be in conflict with the Dry Creek/West Placer Community Plan. Additional analysis of the project will be conducted to determine whether the bikeway and trail alignments have been addressed in a manner consistent with the Community Plan. The proposal could result in potentially significant impacts, but mitigation for these impacts may be available.

Impacts to safety may result if proper design considerations are not incorporated into this project. The community has expressed concern over the design of projects in the area generally. This project will need to incorporate design features such as turn pockets to reduce safety impacts to an acceptable level. Traffic calming measures may be required to make the proposed intersections safe. These impacts are potentially mitigable to a degree, but may remain significant.

The Dry Creek/West Placer Community Plan allows for a future extension of Don Julio Boulevard from the Sacramento County line to PFE Road, and the alignment runs through this project site. This project does not include the construction of this connector, but does include an Irrevocable Offer of Dedication (I.O.D.) of land to Placer County for future road construction purposes. The land included in the I.O.D. corresponds to the alignment of the Don Julio Boulevard extension depicted in the Community Plan. *Placer County proposes to eliminate the proposed Don Julio Roadway future*

extension between the Placer/Sacramento County line to PFE Road from the Community Plan. The County proposes an amendment to the Community Plan to remove this section of roadway from the future planned circulation system. This proposed roadway is not necessary to serve the Whisper Creek Subdivision.

The removal of this roadway from the Dry Creek/West Placer Community Plan is expected to reduce the amount of future traffic increases from the Antelope area that uses PFE Road between Cook Riolo Road and Walerga Road. One of the intents of this is to move through traffic to regional through routes such as Walerga Road and Antelope North Road. Removal of this roadway connection is consistent with recent actions taken by Sacramento County to remove funding for this roadway from the 2003-2004 Antelope Road Public Facilities Financing Plan.

This EIR section will analyze the project's impact on transportation and circulation. A traffic impact study will be prepared to analyze key intersections and road segments including PFE Road and its intersections with Walerga Road, Cook Riolo Road, and Antelope Road. Other intersections to be evaluated include Walerga Road and North Loop Boulevard and also Walerga Road and Elverta Road. The traffic study will include scenarios with both PFE Road open at Cook-Riolo Road and PFE Road closed at Cook-Riolo Road. ~~The study will also include an analysis under the condition that Don Julio Boulevard is extended to PFE Road.~~ This study will address existing conditions, existing conditions plus project, existing conditions plus project, and the year 2025 conditions under the Placer County General Plan and with the proposed project. A new daily traffic count will be conducted on PFE Road from Walerga Road to Cook Riolo Road. The traffic impact study will estimate the number of vehicle trips that may be generated by the project and examine the impact of increased vehicle trips in the Dry Creek/West Placer area. Safety issues related to design features will be analyzed for both the existing conditions and for conditions that may occur with the proposed project. The need for left turn pockets on west bound PFE Road will also be evaluated. Traffic operations and Levels of Service will be calculated for both existing conditions and conditions with the proposed project. The study will evaluate the need for traffic calming measures on PFE Road, including the need for a roundabout at the project access. Additionally, project impacts to pedestrian and bicycle trails will be examined in the traffic study.

The information and data developed as part of the traffic study will be the basis of the traffic section of the EIR. The EIR will provide mitigation measures to address significant adverse traffic impacts.

4.7 BIOLOGICAL RESOURCES

Would the proposal result in impacts to:

Environmental Issues		No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
a.	Endangered, threatened or rare species or their habitats (including, but not limited to plants, fish, insects, animals, and birds)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Locally occurring natural communities (e.g., oak woodlands, mixed conifer, annual grasslands, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Significant ecological resources including:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	1) Wetland areas including vernal pools;				
	2) Stream environment zones;				
	3) Critical deer winter ranges (winter and summer), migratory				

routes and fawning habitat;

- 4) Large areas of non-fragmented natural habitat, including but not limited to Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat;
- 5) Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian routes, and known concentration areas of waterfowl within the Pacific Flyway;
- 6) Important spawning areas for anadromous fish?

Potential Impacts and Planned EIR Analysis

The project site includes wetland resources and riparian vegetation that will be impacted by the development of the project. An analysis will be prepared as part of preparation of an EIR that will include an independent evaluation of existing data and information from biological resource assessments and reports previously prepared for the project site. Applicable data from Federal and State of California agencies will be reviewed along with Placer County ordinances relating to biological resources. Field reconnaissance will be conducted to determine recent changes in habitats and wetlands. All potentially significant direct and indirect impacts on the natural environment including significant ecological resources arising from the proposed project will be identified and discussed in the EIR. Mitigation measures for all identified impacts will be developed in consultation with Placer County staff and representatives of responsible and trustee agencies.

4.8 ENERGY AND MINERAL RESOURCES

Would the proposal:

Environmental Issues

No Impact

Less Than
Significant
Impact

Potentially
Significant
Unless
Mitigation
Incorporated

Potentially
Significant
Impact

a. Conflict with adopted energy conservation plans?

☐
☒
☐
☐

b. Use non-renewable resources in a wasteful and inefficient manner?

☐
☒
☐
☐

c. Result in the loss of availability of a known mineral resource that would be of future value to the region and state residents?

☐
☒
☐
☐

Potential Impacts and Planned EIR Analysis

Although impacts to energy and mineral resources are expected to be less than significant, this EIR section will summarize the project's potential impacts on these resources, including any conflicts with adopted energy conservation plans and any impacts on the availability of known mineral resources on site.

4.9 HAZARDS

Would the proposal involve:				
Environmental Issues	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
a. A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Possible interference with an emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. The creation of any health hazard or potential health hazard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Exposure of people to existing sources of potential health hazards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Increased fire hazard in areas with flammable brush, grass, or trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potential Impacts and Planned EIR Analysis

The EIR will discuss hazards relating to current and former site activities, any potential hazards relating to the project's construction and operation including increased fire hazards, and a review of appropriate agency lists for any known hazardous material contamination and registered underground and aboveground storage tanks on or near the property. The existing phase 1 studies will be peer reviewed for methodology and completeness. Mitigation necessary to reduce any impacts to less than significant will be addressed.

4.10 NOISE

Would the proposal result in:				
Environmental Issues	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
a. Increases in existing noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of people to noise levels in excess of County standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potential Impacts and Planned EIR Analysis

Traffic noise from PFE Road has the potential to exceed county standards at the outdoor activity areas of the proposed lots on the northern portion of the project. This section of the EIR will include a discussion of the existing noise setting, potential impacts resulting from construction and operation of the project, including increased traffic noise from PFE Road, *changes in traffic noise that may be associated with the Community Plan Amendment to not extend Don Julio Boulevard*, and proposed mitigation measures for reducing significant impacts. An acoustical analysis will be performed for this project and the information contained within the analysis will be incorporated into this EIR section.

4.11 PUBLIC SERVICES

Would the proposal have an effect upon, or result in need for new or altered government services, in any of the following areas:

Environmental Issues	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
a. Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Sheriff Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potential Impacts and Planned EIR Analysis

The development of 104 new residential units will require new public services to serve the project. The EIR will include a description of the existing levels of service for various county services including fire protection, sheriff protection, schools, and maintenance of existing public facilities including parks and will include an analysis of the project's potential impacts to these services. Mitigation measures will be identified to address significant impacts to public services resulting from construction and operation of the project.

4.12 UTILITIES AND SERVICE SYSTEMS

Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

Environmental Issues	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
a. Power or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Communication systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c. Local or regional water treatment or distribution facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Sewer, septic systems, or wastewater treatment and disposal facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Storm water drainage? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Solid waste materials recovery or disposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Local or regional water supplies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Potential Impacts and Planned EIR Analysis

The development of 104 new residential units will require new public utilities and services to serve the project.

The project proposes improvements in the existing SMUD easement which crosses the site from north to south and requires extension of utilities to the site. Improvements within existing utility easements can result in adverse impacts to utilities and service systems. These adverse impacts are considered potentially significant.

The project will require sewer and water services from the Dry Creek Community Facilities District (Dry Creek CFD). Additionally, this project will entail connecting to Placer County's storm drainage system. In addition to describing the existing setting for these utility systems, this section of the EIR will address the project's impacts to these utility systems along with impacts to solid waste disposal and electrical/gas utilities. The discussion will include impacts associated with proposed improvements in the existing SMUD easement which runs through the property. An analysis of this project's demand for utilities will be included in the impact analysis, and mitigation for significant impacts will be addressed.

4.13 AESTHETICS

Would the proposal:				
Environmental Issues				
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
a. Affect a scenic vista or scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a demonstrable negative aesthetic effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Create adverse light or glare effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potential Impacts and Planned EIR Analysis

The majority of the project site is currently undeveloped. Development of the proposed project will result in the introduction of residential structures, buildings and new lighting sources which may adversely impact visual quality of the area and increase light and glare impacts on the night sky. This section of the EIR will describe the existing character of the site and surrounding environment and will assess the anticipated changes to the visual character resulting from development of the proposed project including the addition of light to the project area. Photos to and from the site will be included from select public vantage points in order to highlight the results of the aesthetic analysis. The EIR will identify significance thresholds and evaluate standard mitigation measures for adverse aesthetic impacts.

4.14 CULTURAL RESOURCES

Would the proposal:				
Environmental Issues				
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
a. Disturb paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Disturb archaeological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Affect historical resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Have the potential to cause a physical change, which would affect unique ethnic cultural values?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Restrict existing religious or sacred uses within the potential impact area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potential Impacts and Planned EIR Analysis

Development of the proposed project may adversely impact paleontological and archaeological resources. The EIR will discuss and analyze any cultural resources on the project site and will include information from record searches and site reconnaissance studies. The EIR will provide mitigation measures necessary to address potential impacts to cultural resources that may exist on the project site and steps to be taken should any resources be discovered during project construction.

4.15 RECREATION

Would the proposal:				
Environmental Issues				
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Increase the demand for neighborhood or regional parks or other recreational facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Affect existing recreational opportunities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Potential Impacts and Planned EIR Analysis

The addition of 104 homes on the project site will increase the demand for recreation facilities. This section of the EIR will include a discussion of the project's proposed recreational components, including open space, trail, and park facilities. It will include an analysis of the ability of existing and planned parks within the immediate vicinity of the project to meet the needs of the project and an analysis of the parkland requirements of Placer County. Mitigation measures will be identified for potentially significant impacts.

4.16 MANDATORY FINDINGS OF SIGNIFICANCE

MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issues	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The potentially significant impacts identified herein have the potential of creating long-term cumulative and substantial environmental impacts.

An EIR is required to analyze the impacts of the proposed project and recommend appropriate mitigation measures.

4.17 EARLIER ANALYSIS

EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effect has

been adequately analyzed in an earlier EIR or Negative Declaration [State CEQA guidelines Section 15063(c)(3)(D)]. In this case a discussion should identify the following on attached sheets.

- A. **Earlier analyses used.** Identify earlier analyses and state where they are available for review.
- B. **Impacts adequately addressed.** Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
- C. **Mitigation measures.** For effects that are checked as "Potentially Significant Unless Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 31083.3, 21093, 21094, 21151; *Sundstrom v. County of Mendocino*, 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 Cal. App. 3d 1337 (1990).

4.18 OTHER RESPONSIBLE AND TRUSTEE AGENCIES WHOSE APPROVAL IS REQUIRED

OTHER RESPONSIBLE AND TRUSTEE AGENCIES WHOSE APPROVAL IS REQUIRED	
<input checked="" type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCo)
<input type="checkbox"/> California Department of Transportation (e.g. Caltrans)	<input type="checkbox"/> California Department of Health Services
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> California Integrated Waste Management Board
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> U.S. Army Corp of Engineers	<input type="checkbox"/> California Department of Toxic Substances
<input checked="" type="checkbox"/> U.S. Fish and Wildlife Service	<input checked="" type="checkbox"/> National Marine Fisheries Service

4.19 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:		
The environmental factors checked below will be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated" as indicated by the checklist on the previous pages.		
<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Biological Resources
<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Geology/Soils	<input checked="" type="checkbox"/> Hazards & Hazardous Materials
<input checked="" type="checkbox"/> Hydrology/Water Quality	<input checked="" type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Energy and Mineral Resources
<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Public Services
<input checked="" type="checkbox"/> Recreation	<input checked="" type="checkbox"/> Transportation/Traffic	<input checked="" type="checkbox"/> Utilities/Service Systems
<input checked="" type="checkbox"/> Mandatory Findings of Significance		

Note: Although not all of the environmental factors listed above are considered potentially significant, all of the issues listed will be considered in the DEIR to provide a comprehensive document.

4.20 DETERMINATION

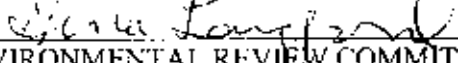
DETERMINATION (to be completed by the Lead Agency)

- A. I find that the proposed project is categorically exempt (Class ____) from the provisions of CEQA. ☐
- B. I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☐
- C. I find that although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared. ☐
- D. I find that the proposed project is within the scope of impacts addressed in an previously adopted Negative Declaration, and that **only** minor technical changes and/or additions are necessary to ensure its adequacy for the project. An **ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION** will be prepared. ☐
- E. I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required (i.e. Project, Program, or Master EIR). ☒
- F. I find that the proposed project **MAY** have a significant effect(s) on the environment, and at least one effect has not been adequately analyzed in an earlier document pursuant to applicable legal standards. Potentially significant impacts and mitigation measures that have been adequately addressed in an earlier document are described on attached sheets (see Section IV above). An **ENVIRONMENTAL IMPACT REPORT** will be prepared to address those effect(s) that remain outstanding (i.e. focused, subsequent, or supplemental EIR). ☐
- G. I find that the proposed project is within the scope of impacts addressed in a previously certified EIR, and that some changes and/or additions are necessary, but none of the conditions requiring a Subsequent or Supplemental EIR exist. An **ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR** will be prepared. ☐
- H. I find that the proposed project is within the scope of impacts addressed in a previously-certified Program EIR, and that no new effects will occur nor new mitigation measures are required. Potentially significant impacts and mitigation measures that have been adequately addressed in an earlier document are described on attached sheets, including applicable mitigation measures that are imposed upon the proposed project (see Section IV above). **NO FURTHER ENVIRONMENTAL DOCUMENT** will be prepared [see CEQA Guidelines, Section 15168(c)(2)], 15180, 15181, 15182, 15183. ☐
- I. Other _____

4.21 ENVIRONMENTAL REVIEW COMMITTEE

ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments Consulted):

Gina Langford, Planning Department
David Price, Department of Public Works
Roger Davies, Environmental Health Services
David Vintze, Air Pollution Control District

Signature: 
ENVIRONMENTAL REVIEW COMMITTEE CHAIRPERSON

01/05
Date

T:\CMD\CMDP\LORFEIA\Q3799

5.0 REPORT PREPARATION AND REFERENCES

5.1 REPORT PREPARATION

In accordance with CEQA Guidelines Section 15063(d)(6), Section 5.1 provides a listing of the persons that prepared, or participated in the review of this Initial Study.

Lead Agency: Placer County Planning Department

Gina Langford, Planning Department

David Price, Department of Public Works

Roger Davies, Environmental Health Services

David Vintze, Air Pollution Control District

Foothill Associates

David Kelley, *Todd Sexauer*, Project Manager

Joe Looney, Regulatory Specialist

Heather Kelley, GIS & Technical Specialist

Civil Solutions

Brown-Buntin Associates, Inc.

K.D. Anderson Transportation Engineers

Baker -Williams Engineering Group

5.2 REFERENCES

ECORP Consulting, Inc. 2003. Wetland Delineation for Almond Ranch, Placer County, California.
ECORP Consulting, Inc. Roseville, California.

ECORP Consulting, Inc. 2003. Wetland Delineation for PFE 14, Placer County, California.
ECORP Consulting, Inc. Roseville, California.

ECORP Consulting, Inc. 2002. Wetland Delineation for Whispering Creek, Placer County, California.
ECORP Consulting, Inc. Roseville, California.

Placer County Community Development Department, Planning Division. 1990. Dry Creek-West
Placer Community Plan. Placer County Community Development Department. Auburn,
California.

U.S. Department of Agriculture, Soil Conservation Service. 1980. Soil Survey of Placer County
Western Part, California. U.S. Department of Agriculture, Soil Conservation service.
Davis, California.

Appendix A - Initial Project Application and Major Subdivision Application



PLACER COUNTY PLANNING DEPARTMENT

Approved for Dual Listing

AUBURN OFFICE

11414 B Avenue

Auburn, CA 95603

530-889-7470 / FAX 530-889-7499

Web page: www.placer.ca.gov/planning Email: planning@placer.ca.gov

TAHOE OFFICE

565 W. Lake Blvd./P. O. Box 1909

Tahoe City CA 96145

530-581-6213 / FAX 530-581-6282

INITIAL PROJECT APPLICATION

NOTE: PURSUANT TO THE POLICY OF THE BOARD OF SUPERVISORS, THE PLANNING DEPARTMENT CANNOT ACCEPT APPLICATIONS ON TAX DELINQUENT PROPERTY. APPLICATIONS SUBMITTED ON PROPERTIES WHICH CONTAIN ZONING VIOLATIONS MAY ALSO BE REJECTED BY THE COUNTY.

NOTICE: THIS PROJECT MAY BE SUBJECT TO FEES IMPOSED BY THE DEPARTMENT OF FISH AND GAME. (FISH AND GAME CODE SECTION 711.4 ET. SEQ.; PUBLIC RESOURCES CODE SECTION 10005) UNLESS A PROJECT IS DENIED NO ACTION WHICH REQUIRES PAYMENT OF FEES SHALL BE DEEMED FINAL UNTIL SUCH FEES ARE PAID (SECTION 21089(B) OF THE PUBLIC RESOURCES CODE).

		- OFFICE USE ONLY -	
Zoning _____	Map # _____	Environmental Determination: File #s: _____	
G.P. Designation _____		Exempt # _____	
Applicable G.P./C.P.: _____		Negative Declaration _____	Accepted by _____
		EIR Name of EIR: _____	Hearing Body _____
Geographical Area _____		SCH# _____	Date Filed _____
Sphere of Influence _____		Posters _____	Date Accepted as Complete: _____
Import Overflight _____		Taxes _____	Affordable Housing _____
		Tax Rate Area _____	Supervisory Dist _____

- TO BE COMPLETED BY THE APPLICANT -

1. Project Name (current and previous) Whisper Creek
2. Property Owner County Builders LLC
Full Address 3050 Tilden Drive, Roseville, CA 95661-7062
Telephone (916) 782-1640 Fax (916) 782-1810 E-Mail _____
3. Applicant Baker-Williams Engineering Group
Full Address 6020 Rutland Drive, Suite 19, Carmichael, CA 95608
Telephone (916) 331-4336 Fax (916) 331-4630 E-Mail kbaker@bwengineers.com
4. Size of Property (acreage or square footage) 60.6 +/- acres per
5. Assessor's Parcel Number(s) 023-260-002, 006, 007, 017
6. Project Location South side of PFE Road West of Don Julio Blvd.

(Be specific: cross streets, distance and direction from nearest intersection, etc.)

****CONTINUED ON REVERSE****

7. What actions, approvals, or permits by Placer County does the proposed project require?
- | | | |
|---|--|--|
| <input type="checkbox"/> Additional Building Site | <input type="checkbox"/> Environmental Impact Assessment Quest | <input type="checkbox"/> Minor Use Permit |
| <input type="checkbox"/> Administrative Approval | <input type="checkbox"/> Extension of Time | <input type="checkbox"/> Project undertaken by County |
| <input type="checkbox"/> Administrative Review Permit | <input type="checkbox"/> General Plan Amendment | <input checked="" type="checkbox"/> Rezoning |
| <input type="checkbox"/> Certificate of Compliance | <input checked="" type="checkbox"/> Major Subdivision (5+ parcels) | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Boundary Adjustment | <input checked="" type="checkbox"/> Other (Explain) <u>Interactive</u> |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Minor Subdivision (4 and under parcels) | <input type="checkbox"/> Map Approval |

8. Does the proposed project need approval by other governmental agencies?

☐ Yes ☒ No If so, which agencies?

9. Which agencies, utility companies provide the following services? This information must be ACCURATE!

Electricity SMUD Fire Protection So. Placer Fire Dist Roseville Regional Sewer
 Telephone Roseville Telephone Natural Gas PG & E Water PCWA
 High School High School Elementary School Jay Creek Unified Other

10. Describe the project in detail so that a person unfamiliar with the project would understand the purpose, size, phasing, duration and construction activities associated with the project. In response to this question, please attach additional pages, if necessary.

The project includes a rezone and a tentative subdivision. The rezone is to allow for private roads and a variety of lot sizes. The subdivision has 104 single family lots and 6 open space lots. 2 landscape lots & 1 recreation lot, and is proposed to be constructed in one phase.

11. I hereby authorize the above-listed applicant to make application for project approvals by Placer County, to act as my agent regarding the above-described project, and to receive all notices, correspondence, etc. from Placer County regarding this project, or

12. As owner I will be acting as applicant. In addition, as owner, I will defend, indemnify, and hold Placer County harmless from any defense costs, including attorneys' fees or other loss connected with any legal challenge, brought as a result of an approval concerning this entitlement. I also agree to execute a formal agreement to this effect on a form provided by the County and available for my inspection.

13. The signature below authorizes any member of the Placer County Development Review Committee (DRC), and other County personnel as necessary, to enter the property/structure(s) that is(are) the subject of this application.

Signature(s) of Owner(s):

Please Print

MICHAEL LA ROSE

DIANE LA ROSE

If for a Boundary Line Adjustment, signature of both transferring and acquiring property owners are required. Boundary Line Adjustments shall not be used to create new parcels.

Signature of Transferring Property Owner

Please Print

Signature of Acquiring Property Owner

Please Print

Prior to the commencement of any grading and/or construction activities on the property in question, that are based upon the entitlements conferred by Placer County permit approval(s), the applicant should consult with the California Department of Fish & Game (DFG) to determine whether or not a Sustained Alteration Agreement [S160], CA Fish & Game Code is required. The applicant should also consult with the U.S. Army Corps of Engineers to determine whether or not a permit is required for these activities pursuant to Section 404 of the Clean Water Act. The applicant's signature on this application form signifies an acknowledgement that this statement has been read and understood.



PLACER COUNTY PLANNING DEPARTMENT

Approved for This Stamp

AUBURN OFFICE

11414 B Avenue

Auburn, CA 95603

530-889-7470 / FAX 530-889-7499

Web page: www.placer.ca.gov/planning Email: planning@placer.ca.gov

TAHOE OFFICE

565 W. Lake Blvd./P. O. Box 1909

Tahoe City CA 96145

530-581-6213 / FAX 530-581-6282

MAJOR SUBDIVISION APPLICATION

Required Maps: 30 (15 reduced to 8-1/2 x 11) All maps must contain the information required by Chapter 19.125 of the Placer County Code.

Receipt #

Required Applications: 1

Hearing Date

Filing Fee: \$

File # SUB-

PURSUANT TO THE POLICY OF THE BOARD OF SUPERVISORS, THE PLANNING DEPARTMENT CANNOT ACCEPT APPLICATIONS ON TAX DELINQUENT PROPERTY. APPLICATIONS AFFECTING PROPERTIES WITH ZONING VIOLATIONS, OR OTHER VIOLATIONS OF COUNTY CODE, MAY BE REJECTED.

TO BE COMPLETED BY THE APPLICANT

- Project Name Whisper Creek APN 023-250-002
- Developer Towne Development (916) 782-1640 (916) 782-1810
Telephone Number Fax Number
Address 3050 Tilden Drive, Roseville, CA 95661-7942
City State Zip Code
- Engineer Baker-Williams Engineering Group (916) 331-4335 (916) 331-4637
Telephone Number Fax Number
Address 6020 Rutland Drive, Suite 19, Carmichael, CA 95608
City State Zip Code
- Total acreage 60.6 ± acres net Number of proposed lots/units 104
Proposed lot sizes: Minimum 11,250 S.F. Maximum 25,960 S.F. Average 13,000 S.F.

[Signature]
Signature of Applicant

INDEMNIFICATION AGREEMENT: I, the Subdivider, will defend, indemnify and hold harmless the County from any defense costs, including attorneys' fees or other loss connected with any legal challenge brought as a result of an approval concerning this Subdivision. I also agree to execute a formal agreement to this effect on a form provided by the County and available for my inspection.

SIGNATURE OF SUBDIVIDER

--OFFICE USE ONLY--

Date Tentative Map approved: _____ Expiration date _____
Date first extension approved: _____ New expiration date _____
Date second extension approved: _____ New expiration date _____
auto. ext. of time per Sec. _____, Subdiv. Map Act New expiration date _____
Date last extension approved: _____ Final expiration date _____

PLACER COUNTY PLANNING DEPARTMENT

POSTING OF PROPERTY: At the time of application, posters will be provided by the Planning Department. These posters, in addition to notifying adjacent land owners of pending subdivision near their property, are used by county staff members to confirm they are looking at the correct piece of property when doing a field review. Should the staff members not be able to locate the property involved, the proposed subdivision will be continued to an open late by the Planning Commission until the required field review can be completed.

FILING INSTRUCTIONS MAJOR SUBDIVISION

1. Submit one Initial Project Application;
2. Submit one Major Subdivision Application (Note: Application must include Indemnification Agreement signature); and
3. Submit a total of 30 tentative maps, 15 to be reduced to 8-1/2" x 11" or 8-1/2" x 14". Maps should include information per Section 19.125 of the Land Development Manual. In addition:
 - a. Accurately plot, label, and show exact location of the base and driplines of all protected trees (native 6" dbh or multi-trunk trees 10" dbb or greater) within 50 feet of any development activity (i.e. proposed structures, driveways, roadways, cuts/fills, underground utilities, lakes, recreation facilities, etc.) pursuant to Placer County Code, Chapter 36 (Tree Ordinance); and
 - b. Provide an aerial photo of the site (1" = 100' or same scale as the proposed tentative map).

APPEALS - An appeal must be filed within 10 calendar days of the decision that is the subject of the appeal. An appeal application shall be submitted, along with the current filing fee, to the Planning Department. The appeal shall include any explanatory materials the appellant may wish to furnish. The Board of Supervisors will be the hearing body that will consider the appeal.

PUBLIC NOTICING REQUIREMENTS - The Planning Department shall notify all owners of property lying within 300 or more feet of the property which is the subject of this project. In addition, the applicant shall post the property with posters furnished by the Planning Department at least 10 days prior to the scheduled hearing date (date and time will be available from the Planning Department approximately 20 days prior to the scheduled hearing.) One copy of the poster, together with the Affidavit of Posting, must be filed with the Planning Department prior to the hearing date.

Appendix B – Environmental Impact Assessment Questionnaire (EIAQ # 3799)



PLACER COUNTY PLANNING DEPARTMENT

Reserved for Date Stamp

ASHBURN OFFICE
11414 B Avenue
Ashburn, CA 95603
530-886-1000/TAX 530-886-1080
Website: www.placer.ca.gov/planning

TAHOE OFFICE
565 W. Lake Blvd./P.O. Box 1909
Tahoe City CA 96145
530-581-6280/FAX 530-581-6282
E-Mail: planning@placer.ca.gov

ENVIRONMENTAL IMPACT ASSESSMENT QUESTIONNAIRE

Receipt No. _____ Filing Fee. _____

Pursuant to the policy of the Board of Supervisors, the Planning Department cannot accept applications on tax delinquent property or property with existing County Code violations.

SEE FILING INSTRUCTIONS ON LAST PAGE OF THIS APPLICATION FORM

- (ALL) 1. Project Name (same as on IPA) Whisper Creek
- PLNG 2. What is the general land use category for the project? (e.g.: residential, commercial, agricultural, or industrial, etc.) Low Density Residential
- PLNG 3. What is the number of units or gross floor area proposed? 104 lots, 2 open space lots, and 1 recreation lot.
- DPW 4. Are there existing facilities on-site (buildings, wells, septic systems, parking, etc.)? Yes X No _____
If yes, show on site plan and describe: 2 residences, 6 misc. out buildings, wells and septic.
- DPW 5. Is adjacent property in common ownership? Yes _____ No X Acreage _____
Assessor's Parcel Numbers _____
- PLNG 6. Describe previous land use(s) of site over the last 10 years: vacant, 2 single family residences

GEOLOGY & SOILS

NOTE: Detailed topographic mapping and preliminary grading plans may be required following review of the information presented below.

- DPW 7. Have you observed any building or soil settlement, landslides, slumps, faults, steep areas, rock falls, mud flows, avalanches or other natural hazards on this property or in the nearby surrounding area? Yes _____ No X
- DPW 8. How many cubic yards of material will be imported? NONE Exported? NONE Describe material sources or disposal sites, transport methods and haul routes: N/A
- DPW 9. What is the maximum proposed depth and slope of any excavation? _____
Fill? 10 feet, 2:1 slopes
- DPW 10. Are retaining walls proposed? Yes X No _____. If yes, identify location, type, height, etc. _____
masonry 4'
- DPW 11. Would there be any blasting during construction? Yes _____ No X If yes, explain: _____
- DPW 12. How much of the area is to be disturbed by grading activities? 80%
- PLNG 13. Would the project result in the direct or indirect discharge of sediment into any lakes or streams?
DEH Yes _____ No X If yes, explain: _____
- DPW 14. Are there any known natural economic resources such as sand, gravel, building stone, road base rock, or mineral deposits on the property? Yes _____ No X If yes, describe: _____

DRAINAGE & HYDROLOGY

NOTE: Preliminary drainage studies may be required following review of the information presented below.

- DPW 15. Is there a body of water (lake, pond, stream, canal, etc.) within or on the boundaries of the property?
Yes X No If yes, name the body of water here and show location on site plan: drainage swales as shown on tentative map & grading plans
- DEH 16. If answer to #15 is yes, would water be diverted from this water body? Yes No X
- DEH 17. If yes, does applicant have an appropriative or riparian water right? Yes No
- DEH 18. Where is the nearest off-site body of water such as a waterway, river, stream, pond, lake, canal, irrigation ditch, or year-rotted drainage-way? Include name, if applicable: does applicant have an appropriative or riparian water right? Yes No Dry Creek 1-1/2 miles north of site
What percentage of the project site is presently covered by impervious surfaces? 0%
After development? 55%
- DPW 19. Would any run-off of water from the project enter any off-site canal/stream? Yes No X
- DEH If answer is yes, identify:
- DEH 20. Will there be discharge to surface water of waste waters other than storm water run-off? Yes No X
If yes, what materials will be present in the discharge?
What contaminants will be contained in storm water run-off?
- DPW 21. Would the project result in the physical alteration of a body of water? Yes No X If so, how?

Will drainage from this project cause or exacerbate any downstream flooding condition? Yes No X If yes, explain:
- DPW 22. Are any of the areas of the property subject to flooding or inundation? Yes No If yes, accurately identify the location of the 100-year floodplain on the site plan. (wetlands are shown on map)
- DPW 23. Would the project alter drainage channels or patterns? Yes No X If yes, explain
- DEH

VEGETATION AND WILDLIFE

NOTE: Detailed studies or exhibits such as tree surveys and wetland delineations may be required following review of the information presented below. Such studies or exhibits may also be included with submittal of this questionnaire. (See Filing Instructions #8 and #9 for further details)

- PLNG 24. Describe vegetation on the site, including variations throughout the property: Native grass riparian area along the East swale, see wetland delineation.
- PLNG 25. Estimate how many trees of 6-inches diameter or larger would be removed by the ultimate development of this project as proposed. 2-3 willows
- PLNG 26. Estimate the percentage of existing trees which would be removed by the project as proposed 2-3%
- PLNG 27. What wildlife species are typically found in the area during each of the seasons? Native birds and ground animals
- PLNG 28. Are rare or endangered species of plants or animals (as defined in Section 15320 of the California Environmental Quality Act Guidelines) found in the project area? See wetland delineation
- PLNG 29. Are any Federally listed threatened or endangered plants, or candidates for listing, present on the project site as proposed? If uncertain, a list is available in the Planning Department see wetland delineation
- PLNG 30. Will the project as proposed displace any rare or endangered species (plants/animals)? NO

- PLNG 31. What changes to the existing animal communities' habitat and natural communities will the project cause as proposed? There will be minor loss of native grass lands.
- PLNG 32. Is there any rare, natural community (as tracked by the California Department of Fish and Game Natural Diversity Data Base) present on the proposed project? see wetland delineation
- PLNG 33. Do wetlands or stream environment zones occur on the property (i.e., riparian, marsh, vernal pools, etc.)? Yes X No
- PLNG 34. If yes, will wetlands be impacted or affected by development of the property? Yes X No
- PLNG 35. Will a Corps of Engineers wetlands permit be required? Yes X No
- PLNG 36. Is a letter from the U.S. Army Corps of Engineers regarding the wetlands attached? Yes No X

FIRE PROTECTION

- DPW 37. How distant are the nearest fire protection facilities? 0.8 miles
Describe: Fire station on Cook-Riplo Road
- DPW 38. What is the nearest emergency source of water for fire protection purposes? public water will be
Describe the source and location: provided
- DPW 39. What additional fire hazard and fire protection service needs would the project create? none
What facilities are proposed with this project? none
For single access projects, what is the distance from the project to the nearest through road? n/a
Are there off-site access limitations that might limit fire truck accessibility, i.e. steep grades, poor road alignment or surfacing, substandard bridges, etc.? Yes No X If yes, describe:

NOISE

NOTE: *Project sites near a major source of noise, and projects which will result in increased noise, may require a detailed noise study prior to environmental determination.*

- DEH 40. Is the project near a major source of noise? YES If so, name the source(s):
PFE Road
- DEH 41. What noise would result from this project - both during and after construction?
Typical construction active.

AIR QUALITY

NOTE: *Specific air quality studies may be required by the Placer County Air Pollution Control District (APCD). It is suggested that applicants with residential projects containing 20 or more units, industrial, or commercial projects contact the APCD before proceeding.*

- APCD 42. Are there any sources of air pollution within the vicinity of the project? If so, name the source(s):
no
- APCD 43. What are the type and quantity of vehicle and stationary source (e.g. woodstove emissions, etc.) air pollutants which would be created by this project at full buildout? Include short-term (construction) impacts:
- APCD 44. Are there any sensitive receptors of air pollution located within one quarter mile of the project (e.g. schools, hospitals, etc.)? no Will the project generate any toxic/hazardous emissions?
- APCD 45. What specific mobile/stationary source mitigation measures, if any, are proposed to reduce the air quality impact(s) of the project? Quantify any emission reductions and corresponding beneficial air quality impacts on a local/regional scale. There will be standard construction impacts and typical residential improvements after the homes are occupied.

APCH 46. Will there be any land clearing of vegetation for this project? yes How will vegetation be disposed?
on-site

WATER

NOTE: Based upon the type and complexity of the project, a detailed study of domestic water system capacity and/or groundwater impacts may be necessary.

DPW 47. For what purpose is water presently used onsite? Domestic

What and where is the existing source? Wells to be abandoned

Is it treated water intended for domestic use? yes

What water sources will be used for this project? Cal-Am Water

Domestic: Cal-Am Water Irrigation: Cal-Am Water

Fire Protection: So. Placer Other: _____

What is the projected peak water usage of the project? 104 gpm for domestic

Is the project within a public domestic water system district or service area? yes

If yes, will the public water supplier serve this project? yes

What is the proposed source of domestic water? Cal-Am Water

What is the projected peak water usage of the project? 104 gpm

DEH 48. Are there any wells on the site? yes If so, describe depth, yield, contaminants, etc. unknown-Wells to be abandoned per health department requirements
Show proposed well sites on the plan accompanying this application.

AESTHETICS

NOTE: If the project has potential to visually impact an area's scenic quality, elevation drawings, photos or other depictions of the proposed project may be required.

PLNG 49. Is the proposed project consistent/compatible with adjacent land uses and densities? yes

PLNG 50. Is the proposed project consistent/compatible with adjacent architectural styles? no building proposed at this time.

PLNG 51. Would aesthetic features of the project (such as architecture, height, color, etc.) be subject to review? no
By whom? _____

PLNG 52. Describe signs and lighting associated with the project Street light at main entrances

PLNG 53. Is landscaping proposed? yes If so, describe and indicate types and location of plants on a plan.
Street landscape per community grid lines.

ARCHAEOLOGY/HISTORY

NOTE: If the project site is on or near an historical or archaeological site, specific technical studies may be required for environmental determination.

PLNG 54. What is the nearest historic site, state historic monument, national register district, or archaeological site?
I don't believe there is a site within 1/4 mile.

PLNG 55. How far away is it? n/a

PLNG 56. Are there any historical, archaeological or culturally significant features on the site (i.e. old foundations, structures, Native American habitation sites, etc.)? no

SEWAGE

NOTE: Based upon the type and complexity of the project, a detailed analysis of sewage treatment and disposal alternatives may be necessary to make an environmental determination.

DEH 57. How is sewage presently disposed of at the site? septic-to be abandoned per health departments requirements.

DEH 58. How much wastewater is presently produced daily? 600± gpd

DEH 59. What is the proposed method of sewage disposal? Public Sewer

Is there a plan to protect groundwater from wastewater discharges? Yes _____ No x If yes, attach a draft of this plan.

DEH 60. How much wastewater would be produced daily? 31,200 gpd

DEH 61. List all unusual wastewater characteristics of the project, if any. What special treatment processes are necessary for these unusual wastes? n/a

Will pre-treatment of wastewater be necessary? Yes ☐ No ☒ If yes, attach a description of pre-treatment processes and monitoring system.

- DEH 62. Is the groundwater level during the wettest time of the year less than 8 feet below the surface of the ground within the project area? NO
- DEH 63. Is this project located within a sewer district? Yes
If so, which district? Placer County Can the district serve this project? yes
- DEH 64. Is there sewer in the area? yes
- DEH 65. What is the distance to the nearest sewer line? adjacent on PEE Road

HAZARDOUS MATERIALS

Hazardous materials are defined as any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment (including oils, lubricants, and fuels).

- DEH 66. Will the proposed project involve the handling, storage or transportation of hazardous materials? Yes ☐ No ☒
- DEH 67. If yes, will it involve the handling, storage, or transportation at any one time of more than 55 gallons, 500 pounds, or 200 cubic feet (at standard temperature and pressure) of a product or formulation containing hazardous materials? Yes ☐ No ☒
- DEH 68. If you answered yes to question #66, do you store any of these materials in underground storage tanks? Yes ☐ No ☐ If yes, please contact the Environmental Health Division at (916) 889-7335 for an explanation of additional requirements.

SOLID WASTE

- DEH 69. What types of solid waste will be produced? typical residential
How much? 10lbs a How will it be disposed of? County land fill
day/lot

PARKS/RECREATION

- PLNG 70. How close is the project to the nearest public park or recreation area? 1.07 miles
Name the area: Tetotom Park (Sacramento County)

SOCIAL IMPACT

- PLNG 71. How many new residents will the project generate? 275
- PLNG 72. Will the project displace or require relocation of any residential units? Yes
- PLNG 73. What changes in character of the neighborhood (surrounding uses such as parks, farmland, residential) would the project cause? none
- PLNG 74. Would the project create/destroy job opportunities? no
- PLNG 75. Will the proposed development displace any currently productive use? no
If yes, describe: _____

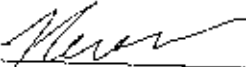
TRANSPORTATION/CIRCULATION

Note: Detailed Traffic Studies prepared by a qualified consultant may be required following review of the information presented below.

- DPW 76. Does the proposed project front on a County road or State Highway? Yes ☒ No ☐
If yes, what is the name of the road? PEE Road
- DPW 77. If no, what is the distance to the nearest County road? n/a
Name of road? _____

- DPW 78. Would any non-auto traffic result from the project (trucks, trains, etc.)? Yes No X
If yes, describe type and volume:
- DPW 79. What road standards are proposed within the development? Public
Show typical street section(s) on the site plan.
- DPW 80. Will new entrances onto County roads be constructed? Yes X No
If yes, show location on the site plan.
- DPW 81. Describe any proposed improvements to County roads and/or State Highways:
Widen PFE Road to County standards
- DPW 82. How much additional traffic is the project expected to generate? (Indicate average daily traffic (ADT), peak hour volumes, identify peak hours. Use Institute of Transportation Engineers' (ITE) trip generation rates where project specific data is unavailable):
1040 ADT, 104 AM, 104 PM
- DPW 83. Would any form of transit be used for traffic to/from the project site? NO
- DPW 84. What are the expected peak hours of traffic to be caused by the development (i.e., Churches, Sundays, 8:00 a.m. to 1:00 p.m.; Offices: Monday through Friday, 8:00 a.m. to 9:00 a.m., and 4:00 p.m. to 5:00 p.m.)?
8AM-9AM & 4PM-6PM Weekdays
- DPW 85. Will project traffic affect an existing traffic signal, major street intersection, or freeway interchange?
Yes No X If yes, explain:
- DPW 86. What bikeway, pedestrian, equestrian, or transit facilities are proposed with the project?
none

Name and title (if any) of person completing this Questionnaire:

Signature:  Date: 9/25/83

Title: Principal, Baker-Williams Telephone: (916) 331-4336
Engineering Group

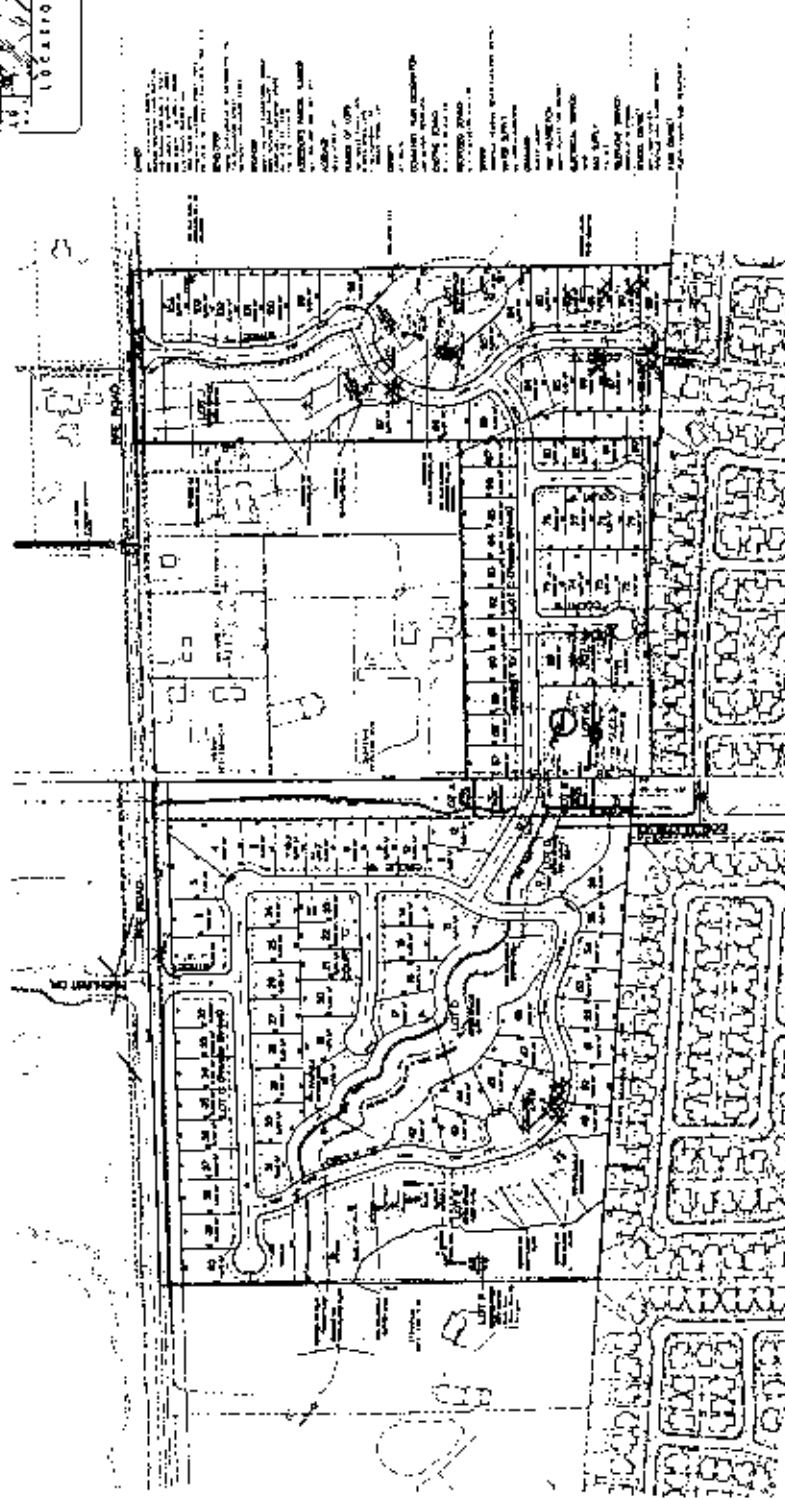
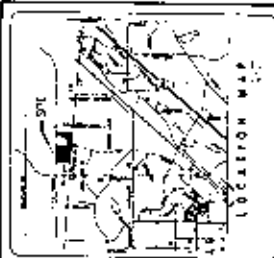
Appendix C – Tentative Subdivision Map

REFUSED

VESTING TENTATIVE SUBDIVISION MAP
NO DON JULIO BLVD ALTERNATE LAYOUT

WHISPER CREEK
FLACER COUNTY, CALIFORNIA
AUGUST, 2003 SCALE 1"=100'

4000 UNIVERSAL PRINTING, LITHO

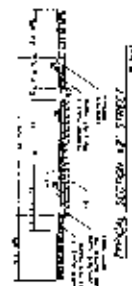


LOT AREA TABLE	
LOT NUMBER	LOT AREA
1	1.00
2	1.00
3	1.00
4	1.00
5	1.00
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7	1.00
8	1.00
9	1.00
10	1.00
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100	1.00

[illegible]

WAVES.

REPORTS THE RESULTS OF RESEARCH ON THE
WITNESS PROBLEM



THE UNIVERSITY OF CHICAGO PRESS

DATE: 11/11/2011 TIME: 11:11 AM

Comments Received on Original Notice of Preparation (June 2004) and on
the Revised Notice of Preparation (February 2005)

Community Development
311 Verner Street
Roseville, California 95678-2649

RECEIVED
JUL 2 - 2004
PLANNING DEPT.

July 23, 2004

Ms. Lori Lawrence
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

Via: Fax and Regular Mail

Fax No. 530/896-3002

Page 1 of 1

Subject: Whisper Creek Subdivision Unit 1 - Notice of Preparation Comments

Dear Ms. Lawrence:

Thank you for the opportunity to review and comment on the Whisper Creek Subdivision Unit 1 Notice of Preparation (NOP). We understand the project to include the rezone of 60.6 acres and approval of a Tentative Subdivision Map for development of a 104 lot single-family residential subdivision with eight open space lots and one recreation lot, including attendant features of streets and utilities.

Traffic

The NOP/Initial Study (IS) indicates the project may result in potentially significant transportation impacts. The EIR's traffic analysis should analyze and identify any potential traffic impacts that may be generated by the project within the City of Roseville. The cumulative traffic analysis should include development densities approved as part of the WRSP and Sphere of Influence Amendment project, as well as the proposed university projects and related development plans submitted to Placer County. The traffic study should include separate modeling scenarios with PFE Road open and closed at Cook-Riolo Road.

Parks, Recreation and Libraries

The EIR's recreation analysis should include review of potential impacts to the City of Roseville's park and recreation facilities *and programs*, and the City's libraries. Mitigation measures should be recommended for any potential recreation and library impact identified.

Public Services

The Public Services analysis should include review of potential impacts to the City of Roseville Police and Fire Departments. Mitigation measures should be recommended for any potential public service impacts identified.



PLACER COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Tim Hackworth, Executive Director
Brian Keating, District Engineer
Andrew Darrow, Development Coordinator

July 23, 2004

Lori Lawrence
Placer County Planning Department
11444 B Avenue
Auburn, CA 95603

RECEIVED
JUL 24 2004
PLANNING DEPT.

RE: Whisper Creek Subdivision - Unit 1 / Notice of Preparation of a Draft EIR

Dear Lori:

We have reviewed the Notice of Preparation for the subject project's Draft EIR and have the following comments.

1. The proposed development has the potential to create the following impacts:
 - a.) Higher peak flow rates at downstream locations.
 - c.) Overloading of the actual or designed capacity of existing stormwater and flood-carrying facilities.
 - d.) The alteration of 100-year floodplain boundaries.

Future EIRs must specifically quantify the incremental effects of each of the above impacts due to the land use and density changes proposed by the subject project, and must propose mitigation measures where appropriate.

2. This project is located in the Dry Creek watershed near a tributary to Dry Creek. A general assessment of flooding in this watershed is provided in the "Dry Creek Watershed Flood Control Plan" report by James M. Montgomery Engineers (JMM), April 1992. Figure 5-2 (JMM, 1992) indicates this project is located where local detention is not recommended. However, onsite stormwater mitigation may be necessary if the existing downstream drainage facilities cannot accommodate the project's increase in peak flow rates.

The District requests the opportunity to review all further environmental documentation for the subject project. Please call me at (530) 889-7541 if you have any questions regarding these comments.

A handwritten signature in black ink, appearing to read "Andrew Darrow".

Andrew Darrow, P.E.
Development Coordinator

d:\darrow\enr\slr\04-174.doc

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS

County of Placer

TO: Robert Vrooman, Land Development DATE: July 14, 2004

FROM: Stephanie Holloway, Transportation Division

SUBJECT: **WHISPER CREEK I SUBDIVISION, DRAFT NOTICE OF PREPARATION
(EIAQ -3799 & 3797)**

The Transportation Division has reviewed the above-cited draft Notice of Preparation and has prepared the following comments:

1. The initial study included in the NOP for both subdivisions calls for the analysis of future cumulative traffic under 2010 conditions. The current South Placer Model is based on a 2025 future traffic analysis. The traffic impact study for the two proposed subdivision projects should be prepared so as to be consistent with the current model, 2025 future-cumulative.

Thank you for the opportunity to review the NOP.

MEMORANDUM

DEPARTMENT OF FACILITY SERVICES

COUNTY OF PLACER

To: Lori Lawrence, Planning Dept. Date: July 17, 2004

From: ron wood, special district

Subject: whisper creek subdivision, phase 1 (aiac-3799); notice of preparation of a draft environmental impact report (eir)

Special Districts has completed a review of the above referenced preliminary Notice of Preparation of a Draft EIR and request that the following items be included in the scope of the Draft EIR.


1. An analysis of the proposed sanitary sewer flows from this proposed project. The analysis must show that the flows from the number of proposed lots in this application do not exceed the flows included from this site in the approved Dry Creek West Placer CFD #1 Public Facilities Master Plan, February 1998, prepared by The Spink Corporation. Use the same criteria for this comparison as outlined in the Dry Creek CFD Sewer Master Plan.
2. If any portions of sanitary sewer flows from the project are proposed to be diverted from one shed to another, as shown in the approved sewer master plan of 1998, an analysis must be completed on the sewer collection system downstream that will receive such flows. This analysis must prove that any such diversions do not impact the collection system or applicable properties' abilities to develop consistent with the master plan within said sheds.

General Comments:

1. The Initial Project Application indicates that sanitary sewer service is to be provided by The Roseville Regional Sewer Facilities District. The Placer County CSA 28 Zone 173 will provide sewer service.
2. Under the Sewage section of the EIAQ document the amount of wastewater produced daily is estimated at 300 gpd. The actual amount produced should be based on 250 gpd per Equivalent Dwelling Unit (EDU = single family home) but the design of the collection system must be designed using 400 gpd per EDU.

cc: Phil Frantz, DPW
Gina Fleming, Env. Health

MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER

To: LORI LAWRENCE/PLANNING Date: JULY 14, 2004
From: VANCE KIMBRELL 
Subject: WHISPER CREEK SUBDIVISION UNIT 1 NOP

The Parks Division has reviewed the first submittal for this project and has the following comments:

1. The project's environmental review should evaluate the impacts of an eight-foot class-1 trail along the project's frontage of PFE Road per the Dry Creek/West Placer Community Plan.
2. The NOP map identifies a park site within the project. The facilities on that site need to be identified so their impacts can be evaluated. If onsite recreation facilities were to be constructed per the Planned Development Ordinance, a subdivision of 104 homes would be required to provide a park site with 1.3 acres of active park facilities.

CC: John Ramirez

TFV\WHISPER CREEK SUBDIVISION UNIT 1 NOP.doc

Placer County Water Agency

Business Center 144 Ferguson Rd. • Mail P.O. Box 1570 • Auburn, California 95604-6570
916/875-2830 916/864-0030 www.pewa.net



A Public Agency

BOARD OF DIRECTORS

Pauline Rinnerer • Alex Ferreira

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Ed Tredehorn, General Counsel

July 1, 2004

File No. WA/Cal American

Lon Lawrence
County of Placer
Planning Department
11414 B Avenue
Auburn, CA 95603

SUBJECT: NOP of a Draft EIR for Whisper Creek Subdivision Unit 1, 104 Units, PFE Road

Dear Ms. Lawrence:

This letter is written in response to your request dated June 21, 2004 wherein you solicited comments on the NOP of a Draft EIR for Whisper Creek Subdivision Unit 1, 104 Units.

Section 4.12 Utilities and Service Systems, Potential Impacts and Planned EIR Analysis says the project will require sewer and water services from the Dry Creek CFD.

The project is located within the California-American Water Company franchise area.

Water can be made available in conformance with the Contract between Placer County Water Agency and California-American Water Company for a Water Supply

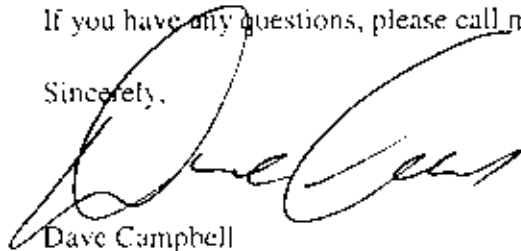
Properties to be served with Agency water will be required to annex into the Agency's Zone 1 service area.

The Agency does not reserve water for prospective customers, and this letter in no way confers any right or entitlement to receive water service in the future. The purpose of this letter is to apprise you of the current status of water availability from the Agency's treated water system at the location specified above. The Agency makes commitments for service only upon execution of a pipeline extension or service order agreement and the payment of all fees and charges required by the Agency.

All water availability is subject to the limitations described above and the prior use by existing customers.

If you have any questions, please call me at the Engineering Department at (530) 823-4886.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Campbell", with a large, sweeping loop at the end.

Dave Campbell
Engineering Technician

DPC:lm

cc: Customer Service
Mike Nichol

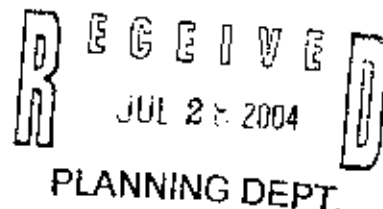


California-American Water Company

4721 Beloit Drive • Sacramento, CA 95838 2434 / P.O. Box 13468 • Sacramento, CA 95851-0468 • (916) 568-4200 • FAX (916) 568-4260

July 26, 2004

Ms. Lori Lawrence
Placer County Planning Department
11414 "B" Avenue
Auburn CA 95603



Subject: Whisper Creek Subdivision Unit 1, EIAQ # 37979

Dear Ms. Lawrence,

In accordance with your request for project information, subject as above, I offer the following:

1. The project is located in the West Placer Service Area of California American Water (Cal Am) and currently does not have water service.
2. To provide service, the property will have to be annexed into the Placer County Water Agency (PCWA) Zone 1 delivery area. This is a formal action with PCWA that then allows Cal Am to deliver water to the project.
3. A line extension and full front build through of the water mains fronting the PFE Road, as well as the in tract improvements, will be required to provide the requested service. Our planning analysis indicates the need for a 24-inch diameter water main in PFE Road.
4. Cal Am currently collects a \$750.00 contribution for Special Facilities per Equivalent Dwelling Unit (EDU), as based on meter size. PCWA currently collects a contribution for its Water Connection Charge of \$8,685.00 per EDU, as based on meter size. These charges are subject to re-evaluation, typically on a yearly bases

I hope this letter serves your needs. Kindly call me at (916) 568-4212 if you have questions or require additional information.

Sincerely,

Andy Soule P. E.
Senior Operations Engineer

CC: Chris Drews, Cal Am

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS County of Placer

TO: GINA LANGFORD, PLANNING DEPT. DATE: MARCH 7, 2005
LORI LAWRENCE, PLANNING DEPT.

FROM: REBECCA BOND- LAND DEVELOPMENT DIVISION

SUBJECT: **REVISED NOP: WHISPER CREEK SUBDIVISION; PFE ROAD/DON JULIO
BOULEVARD; DRY CREEK/WEST PLACER (APN: 023-260-002, -006, -007, &
-017)**

The proposed project consists of 104 single-family residential lots with 8 open space lots and one recreation lot, including attendant features of streets and utilities. The project is located on the south side of PFE Road, between Walerga Road and Cook-Riole Road, immediately north of the Sacramento/Placer County line.

The Department of Public Works has reviewed the revised Notice of Preparation for the above-cited project and would like to provide the following comments:

1. Figure 2 of the revised NOP submitted is not the most current site plan. Please include a revised Figure 2 that reflects the removal of the Don Julio Blvd. Irrevocable Offer of Dedication (IOD) and revised on-site street layout.
2. The delineation of the existing and revised 100 Year Flood Plains on Figure 2 of the revised NOP submittal is unclear. Please revise this Figure to clearly indicate these floodplain limits.

DRAINAGE & HYDROLOGY

1. Under Stormwater Quality, it should be noted that source control and education are preferred BMPs to protect stormwater quality and will be applied first, then treatment control (permanent structural BMPs) if source control is insufficient on its own. Also, treatment to the Maximum Extent Practicable (MEP) will guide use of permanent structural BMPs, if appropriate.

REVISED TENTATIVE MAP

1. The cul-de-sac serving lots 43, 44, 45, and 46 could potentially cause vehicle conflicts due to the abnormally wide paved entrance. Travel lanes and associated striping for this intersection would not be standard, as proposed. Can this cul-de-sac be lengthened to the east, thereby narrowing the entrance from the proposed road, Circle B?

CC: Stephanie Holloway, Transportation Planning Division

STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4038
Fax (916) 657-5399



February 17, 2005

Lori Lawrence
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

RE: SCH# 2004062132 - Whisper Creek Subdivision Unit 1, Placer County

Dear Ms. Lawrence:

The Native American Heritage Commission has reviewed the above mentioned NOP. To adequately assess and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

1. Contact the appropriate Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
3. Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. Requests must be made in writing with the County, Quad map name, township, range and section.
 - A list of appropriate Native American Contacts for consultation concerning the project site and to assist in the mitigation measures.
4. Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

If you have any questions, please contact me at (916) 653-4038.

Sincerely,


Debbie Pilas-Treadway
Environmental Specialist III

CC: State Clearinghouse

California
Department of
Health ServicesSANDRA SHEWRY
DirectorState of California—Health and Human Services Agency
Department of Health ServicesARNOLD SCHWARZENEGGER
GovernorRECEIVED
MAR 01 2005

February 23, 2005

PLANNING DEPT.

Placer County Planning Department
Gina Langford
11414 B Avenue
Auburn, CA 95603

RE: Whisper Creek Subdivision Unit 1 – SCH#2004062132

The California Department of Health Services (CDHS) is in receipt of the Notice of Preparation and Initial Study for the above project.

If Placer County Planning Department plans to develop a new water supply well or make modifications to the existing domestic water treatment system to serve the Whisper Creek Subdivision Unit 1 project site, an application to amend the water system permit must be reviewed and approved by the CDHS Sacramento District Office. These future developments may be subject to separate environmental review.

Please contact the office at (916) 449-5600 for further information.

Sincerely,

Bridget Binning
California Department of Health Services
Environmental Review Unit

February 23, 2005

Page 2

Cc:

Terry Macaulay, District Engineer
CDHS Sacramento
1616 Capitol Avenue, MS 7407
Sacramento, CA 95899

State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

Placer County Water Agency

Business Center: 144 Ferguson Rd. • Mail: P.O. Box 6570 • Auburn, California 95604-6570
(530) 823-4850 800-464-0030 www.pcwa.net



A Public Agency

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February 11, 2005

File No: CEQA

Lori Lawrence, Planning Technician
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

SUBJECT: Revised Notice of Preparation of a Draft Environmental Impact Report for
Whisper Creek Subdivision

Dear Ms. Lawrence:

Thank you for the opportunity to review and comment on the Revised Notice of Preparation of a Draft Environmental Impact Report for Whisper Creek Subdivision. Placer County Water Agency (PCWA) has the following comments and clarifications discussed below:

1. The proposed project is located in the California American Water Company franchise area. Cal-American contracts with PCWA for treated surface water. The proposed project is not located within a PCWA service zone. The parcels will require annexation into PCWA's Zone 1 service area in order for Cal-American Water Company to provide treated water service to the project.
2. PCWA encourages the use of reclaimed water for irrigation purposes.
3. There seems to be an inconsistency of who the water provider will be for this project. Cal-American is referenced on page 3-3 as the water services provider and Dry Creek Community Facilities District is referenced on page 4-14 as the provider.

Thank you for the opportunity to comment on this project. If you have any questions please call me at (530) 823-4886.

Sincerely,

Heather Trejo
Environmental Specialist

HT:jd

x:\jd\Feb05\cor.doc



Community Development
311 Vernon Street
Roseville, California 95678-2649

March 8, 2005

Ms. Lori Lawrence
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

Via: *Fax and Regular Mail*

Fax No. 530/886-3003

Page 1 of 3

Subject: Whisper Creek Subdivision Unit 1 - Revised Notice of Preparation Comments

Dear Ms. Lawrence:

Thank you for the opportunity to review and comment on the Whisper Creek Subdivision Unit 1 Revised Notice of Preparation (NOP). The City previously provided comments on this project in a letter dated July 23, 2004 (attached). Our previous comments remain applicable under the revised NOP. In addition, we supplement our earlier comments with the following provided by our Environmental Utilities Department:

1. Page 3-3, Sanitary Sewer: the text states that sewer service will be provided "...through the Roseville Regional Sewer Facilities District." Please be advised that no such district exists. The text should read: "...Placer County Special Districts with treatment provided at the Dry Creek Wastewater Treatment Plant as prescribed in the Operations agreement between the County and the City of Roseville."
2. Section 4.12, page 4-14: the section on Utilities related to the sewer system must contain an analysis of the units proposed as compared to the units planned for in the 1996 Roseville Regional Wastewater Treatment Service Area Master Plan EIR (WWMP EIR). In the WWMP EIR, this area was allocated a prescribed number of units. This prescribed number of units needs to be compared to the units in the proposed project for conformance to the WWMP EIR.
3. Initial Project Application, Item 9, Sewer: this should be changed to read: "Placer County Special Districts". As noted in Comment 1 above, the Roseville Regional Sewer Facilities District does not exist.

Thank you for your consideration of our comments. Should you have any questions concerning this letter, feel free to contact me at 774-5334.

Sincerely,

Mark Morfe
Environmental Coordinator

Attachment: July 23, 2004 comment letter

Joe Looney
916-435-
1205
3882



Community Development
311 Vernon Street
Roseville, California 95678-2649

July 23, 2004

Ms. Lori Lawrence
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

Via: *Fax and Regular Mail*

Fax No. 530/886-3003
Page 1 of 1

Subject: Whisper Creek Subdivision Unit 1 - Notice of Preparation Comments

Dear Ms. Lawrence:

Thank you for the opportunity to review and comment on the Whisper Creek Subdivision Unit 1 Notice of Preparation (NOP). We understand the project to include the rezone of 60.6 acres and approval of a Tentative Subdivision Map for development of a 104 lot single-family residential subdivision with eight open space lots and one recreation lot, including attendant features of streets and utilities.

Traffic

The NOP/Initial Study (IS) indicates the project may result in potentially significant transportation impacts. The EIR's traffic analysis should analyze and identify any potential traffic impacts that may be generated by the project within the City of Roseville. The cumulative traffic analysis should include development densities approved as part of the WRSP and Sphere of Influence Amendment project, as well as the proposed university projects and related development plans submitted to Placer County. The traffic study should include separate modeling scenarios with PFE Road open and closed at Cook-Riolo Road.

Parks, Recreation and Libraries

The EIR's recreation analysis should include review of potential impacts to the City of Roseville's park and recreation facilities and programs, and the City's libraries. Mitigation measures should be recommended for any potential recreation and library impact identified.

Public Services

The Public Services analysis should include review of potential impacts to the City of Roseville Police and Fire Departments. Mitigation measures should be recommended for any potential public service impacts identified.

Ms. Lori Lawrence

Whisper Creek Subdivision Unit 1 - NOP Comments

Page 2 of 2

Wastewater

With regard to wastewater, the EIR needs to address:

- The County's plan to incorporate the project area into a sewer district;
- The impacts of wastewater generation compared to those analyzed in the 1996 Regional Wastewater Master Plan EIR and ensure the unit flow factors used in the EIR analyzing the wastewater impacts uses the same unit flow factors as those in the subject Master Plan; and,
- If wastewater generation is more than planned for in the 1996 Wastewater Master Plan, then address the impacts and mitigation, including any potential need to expand treatment facilities beyond that contemplated in the existing approved Wastewater Master Plan.

Request for Future Notices

In the future, to ensure comprehensive City review and timely response to requests for comment for this and other projects, please include the following City contact on all CEQA notice distributions:

Mark Morse, Environmental Coordinator
Roseville Community Development Department
311 Vernon Street
Roseville, CA 95678

Direct mailing of CEQA notices and requests for comment to other City staff and departments is appreciated and facilitates City review. However it is important that our Community Development Department receive all comment requests to ensure a consistent and coordinated response.

Thank you for your consideration of our comments. Should you have any questions concerning this letter, feel free to contact me at 774-5334.

Sincerely,



Mark Morse
Environmental Coordinator